

**MINUTES**  
**HOPEWELL TOWNSHIP**  
**TOWNSHIP COMMITTEE**  
February 15, 2024

**Start Time:** 4:55 p.m.

The **Sunshine Statement** was read into the record by Mayor Robin Freitag  
The **Flag Salute** was led by Mayor Robin Freitag

**Roll Call:** Mayor Robin Freitag, Tom Tedesco, David Miller, Kelsey Bayzick, Jeff Shimp  
Also Present: John Hitchner, Admin; Jeannette Pace, Acting Clerk; Solicitor Matt, Ritter, Esquire;  
Neil Young, CFO; and Michael Garcia, Auditor

- **Budget Workshop**

Auditor Mike Garcia and CFO Neil Young presented the budget to the Committee. Garcia advised we are currently looking at a 1% tax increase unless we can cut at least \$30,000.00 from the budget. Garcia went through each page of the budget with the Committee and revisions were made and/or suggested. Tentative introduction of the budget is scheduled for the March 14, 2024 meeting.

At 6:25 p.m. Mayor Freitag excused Garcia and Young and took a break before entering into the Redevelopment Authority meeting. The minutes for the Redevelopment Authority are prepared separately for bookkeeping purposes. At 7:20 Mayor Freitag entered back into the Township Committee Meeting.

- **Approval of Minutes:**

Approval of the Minutes from the January 25, 2024 Regular Meeting and Executive Session  
Motion by Bayzick; Seconded by Miller. Voice Vote: All in favor (5-0).

- **Department and Committee Reports**

Approval of Department Reports

Discussion:

Bayzick explained the outstanding JIF training requirements to the Committee then made a Motion to approve the reports; Seconded by Tedesco. Voice Vote: All in favor.

- **Treasurer's Report and Approval of Bills**

Approval of Treasurer's Report for February, 2024

Motion by Tedesco; Seconded by Bayzick. Voice Vote: All in favor (5-0).

**PUBLIC COMMENT**

Motion to Open by Bayzick; Seconded by Miller. Voice Vote: All in favor (5-0).

Seeing no one, Motion to Close by Bayzick; Seconded by Miller. Voice Vote: All in favor (5-0).

## **RESOLUTIONS:**

### **#2024-31: Resolution Authorizing the Submission of an Application for a Local Recreation Improvement Grant from the Department of Community Affairs**

Discussion:

- Mark Blauer of Blauer & Associates appeared via GOTOMEETING and explained the Grant to the Committee. He gave instruction as to defining the project and the deadlines involved.
- Motion to Approve by Miller; Seconded by Shimp. Voice Vote in Favor: 4-1 (Tedesco voted No)

### **#2024-34: Resolution Authorizing Mark Blauer, Hopewell Township Grant Consultant, to Administrate the 2024 Local Recreation Improvement Grant from the Department of Community Affairs**

Motion to Approve by Miller; Seconded by Shimp. Voice Vote in Favor: 4-1 (Tedesco voted No)

### **#2024-36: Resolution Granting Final Approval of the Brooks Farm Application to Sell Development Easement**

Motion to Approve by Bayzick; Seconded by Shimp. Voice Vote: All in favor (5-0).

### **#2024-37: Resolution Approving Change Order #2 for Slade Inc; Convenience Center ADA**

Discussion:

- Additional paving was required. 20% is allowed; spent 19.99%. Original scope of project was a third of what was done.
- Motion to Approve by Tedesco; Seconded by Miller. Voice Vote: All in favor (5-0).

### **#2024-38: Resolution Transferring 2023 Appropriation Reserves**

Motion to Approve by Bayzick; Seconded by Shimp. Voice Vote: All in favor (5-0).

### **#2024-39: Resolution Granting Final Approval of the Halter Farm Application to Sell Development Easement**

Motion to Approve by Shimp; Seconded by Bayzick. Voice Vote: All in favor (5-0).

### **#2024-40: Resolution Awarding the Contract for the Roadstown Road Generator Replacement to the Lowest Bidder, Scalfo Electric**

Discussion:

- Hitchner advised a letter of protest was filed. Research was done by Engineer Nardelli and found that the winning bid as submitted is acceptable.
- Motion to Approve by Miller; Seconded by Tedesco. Voice Vote: All in favor (5-0).

### **#2024-41: Resolution Opposing Assembly Bill No. 4/Senate Bill No. 50, which Proposes to Overhall the Fair Housing Act ("FHA") in a way that Imposes Unrealistic Obligations with Unrealistic Deadlines Based upon Onerous Standards**

Discussion:

- This resolution was added at the meeting by Tedesco at the request of Surenian, who recommended that Hopewell Township submit this for presentation to oppose the bill. Tedesco explained the resolution and asked the Committee to adopt.

- Tedesco made a Motion to Adopt with the understanding that Counsel would review and approve the Resolution prior to submission. Approval was Seconded by Miller. Voice Vote in Favor: 4-0-1 (Bayzick abstained for additional time to review).

### **DISCUSSION ITEMS:**

- Convenience Center: Tedesco gave an update.
- 2024 Hopewell Day: Pace advised the Amish Market isn't interested in having Hopewell Day the same day as their Family Fun Day event. Greenwich is still interested in having their Artisan's Fair on the same day as Hopewell Day and advertise them together. The general consensus is looking at either one of the Saturdays near the mid-end of September with Pace checking around to see when other events are planned and reaching out to the previous planning committee for their recommendations. Additional updates will be provided at the next meeting.
- Email/Website Update: Pace and Hitchner provided updates on the website as well as the resolution of the email situation.
- Foreclosure Update: Solicitor Ritter gave a procedure update for the current outstanding foreclosure matters he is handling on behalf of the Township. He expects to have a Final Judgment in the beginning of July of the 16 lots in foreclosure and hopefully be able to sell/auction late summer/early fall.
- Building Maintenance: Hitchner advised the Committee of the issues with the current phone system and confirmed that we still had funds available under the communications grant. Pace also advised that Committee of the lack of notification when residents are entering the building. She obtained a quote to have chimes placed in two separate places in the building so staff will know when the building has been entered. Hitchner will reach out to the County to ascertain whether or not the new phone system as well as the chimes can be covered under the balance of the grant funds.
- Interpreter. Pace advised that we have a resident that will require an interpreter for an upcoming land use matter. Pace will obtain a quote for interpretation services and discuss it at an upcoming land use board meeting.
- Substitute for Senior Center. Director Allen submitted three names for consideration as a substitute when she is unable to be on-premises. The Personnel Committee will review the list and meet with the suggestions.
- Dragon Village. Update was given that Joe Maffei is preparing plans and the Robinson Law Firm is apparently representing Dragon Village on their upcoming land use board application. Pace confirmed that nothing had yet been filed.

**MOTION TO ADJOURN** made by Miller; Seconded by Shimp. Voice Vote: All in favor (5-0).

**End Time:** 8:50 p.m.

**Next Meeting Date:** March 14, 2024 @ 6:30 pm

Respectfully submitted,

Jeannette Pace, Acting Clerk

cc: Township Administrator, Committee and Counsel