TOWNSHIP COMMITTEE MINUTES
REGULAR MEETING
August 17, 2026

PRESENT: Deputy Mayor Eugene Fuzy
Committeeman William Grayson
Committeewoman Kelly Lozito
Committeeman Eric Holliday
Mike Theokas, Township Administrator
Kristen Sykes, Deputy Administrator/Community Outreach/Public Information Coordinator
Eileen Fahey, Township Attorney

ABSENT: Mayor Aneka Miller

Deputy Mayor Fuzy called the meeting to order at 6:30 PM. The meeting was held in the Meeting Room/Courtroom at 1 Municipal Drive.

Roll Call was taken by Township Clerk Cindy Dziura. A quorum was present.

Resolution 2026-08-17 entitled **RESOLUTION TO MEET IN CLOSED EXECUTIVE SESSION** was moved by Committeewoman Lozito and seconded by Committeeman Holliday. Voice Vote – Motion carried.

The closed executive session ended at approximately 7:25 PM.

At 7:30 PM, Deputy Mayor Fuzy led a salute to the flag and a moment of silence. Deputy Mayor Fuzy dedicated the moment of silence to all the lives lost and daily upheaval of the recent earthquakes in Columbia and Indonesia and extreme weather events. May we always be thankful for what we do have.

Clerk Dziura read the following Open Public Meeting Announcement: This meeting is called pursuant to the provisions of the Open Public Meeting Act. Adequate and electronic notice of this meeting has been provided. The notice of the 2026 meeting schedule was sent to the *Burlington County Times* on January 6, 2026 and subsequently published on January 9, 2026. The notice has been, and remains, posted on the Township website and the bulletin boards in the Municipal Building. A copy of the notice is also on file in the Township Clerk's office to be made available to the public upon request. This public meeting is being electronically recorded.

Appointment of Police Officers:

Resolution #2026-177 entitled RESOLUTION TO APPOINT A SPECIAL LAW ENFORCEMENT OFFICER, CLASS 2 FOR THE BORDENTOWN TOWNSHIP POLICE DEPARTMENT (Thomas Sico)

A motion was made by Committeewoman Lozito to adopt Resolution #2026-177; seconded by Committeeman Holliday. Roll Call Vote:

AYE: Committeeman Grayson, Committeeman Holliday, Committeewoman Lozito, Deputy Mayor Fuzy
NAY: None

Director of Police Frank Lombardo gave a speech acknowledging the families, township committee and command staff and officers. He also gave a brief statement about each officer prior to their Oath.

Deputy Mayor Fuzy administered the Oath of Office individually to the following officers:

Thomas Sico, SLEO 2
George Hernandez, Police Officer
Kevin Fonseca, Police Officer
Paul Kovac, SLEO I

Correspondence: None

Administrative Review: Administrator Theokas stated that as a result of Closed Executive Session, Resolution #2026-201 is being added to the Consent Agenda.

Public Participation: Without objection, the floor was open to the public for comment on agenda items. No public comments were made. The floor was closed to the public.

Minutes: A motion was made by Committeeman Holliday to adopt the meeting minutes held on July 20, 2026; seconded by Committeeman Grayson. Roll Call Vote:

AYE: Committeeman Grayson, Committeeman Holliday, Deputy Mayor Fuzy
NAY: None
ABSTAIN: Committeewoman Lozito

Consent Agenda:

Resolution #2026-178	EXTENDING GRACE PERIOD FOR PAYMENT OF 3RD QUARTER 2026 TAXES
Resolution #2026-179	RESOLUTION TO APPOINT A POLICE OFFICER FOR THE BORDENTOWN TOWNSHIP POLICE DEPARTMENT (Wyatt Baker)
Resolution #2026-180	RESOLUTION TO APPOINT A POLICE OFFICER FOR THE BORDENTOWN TOWNSHIP POLICE DEPARTMENT (Matthew Klepper)
Resolution #2026-181	RESOLUTION TO APPOINT A POLICE OFFICER FOR THE BORDENTOWN TOWNSHIP POLICE DEPARTMENT (Michael Sparano)
Resolution #2026-182	A RESOLUTION AUTHORIZING THE TOWNSHIP OF BORDENTOWN TO EXECUTE AN AGREEMENT WITH BURLINGTON COUNTY FOR COOPERATIVE PARTICIPATION IN THE COMMUNITY DEVELOPMENT ACT OF 1974 (CDBG Program)
Resolution #2026-183	RESOLUTION AUTHORIZING PAYMENT CERTIFICATE NO. 2 – FINAL TO TEAL MANAGEMENT FOR THE PRE-DEMOLITION ABATEMENT PROJECT
Resolution #2026-184	AMENDING RESOLUTION #2026-164 ACCEPTING A PROPOSAL FROM TUREK CONSULTING LLC FOR GROUND WATER MONITORING AND SUB-SLAB DEPRESSURIZATION INSPECTION AND MAINTENANCE AND GAS SAMPLING AT 262 CROSSWICKS ROAD
Resolution #2026-185	RESOLUTION ACCEPTING THE PROPOSAL FROM TUREK CONSULTING LLC FOR PROFESSIONAL SERVICES RELATED TO THE CLOSE-OUT PROCESS FOR ORCHARD AVENUE AND GLEN ROAD CULVERT REPLACEMENT PROJECT GRANT BY FEMA SUPPLEMENTAL #5

Resolution #2026-186	RESOLUTION AUTHORIZING PAYMENT CERTIFICATE NO. 2 – FINAL AND CHANGE ORDER NO. 1 – FINAL TO SEACOAST CONTRUCTION, INC. FOR THE NJDOT FY2023 SAFE STREETS TO TRANSIT PROJECT (Rising Sun Meadows Sidewalk Project)
Resolution #2026-187	RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87(FY 2026 Local Freight Impact Fund LFIF Grant)
Resolution #2026-188	RESOLUTION AUTHORIZING APPRAISAL BY JEROME MCHALE FOR PROPOSED ACQUISITION OF 7.25 ACRES BEHIND THE PETER MUSCHAL SCHOOL FOR OPEN SPACE
Resolution #2026-189	ADOPTING REVISED PERSONNEL POLICIES AND PROCEDURES MANUAL AND EMPLOYEE HANDBOOK
Resolution #2026-190	RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP OF BORDENTOWN POLICE DEPARTMENT AND THE BORDENTOWN REGIONAL SCHOOL DISTRICT FOR THE SCHOOL RESOURCE OFFICER (SRO) FOR THE 2025-2026 SCHOOL YEAR
Resolution #2026-191	RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE BORDENTOWN REGIONAL SCHOOL DISTRICT FOR CLASS III SLEO SERVICES FOR THE 2025-2026 SCHOOL YEAR
Resolution #2026-192	RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP OF BORDENTOWN POLICE DEPARTMENT AND THE BORDENTOWN REGIONAL SCHOOL DISTRICT FOR THE SCHOOL RESOURCE OFFICER (SRO) FOR THE 2026-2027 SCHOOL YEAR
Resolution #2026-193	RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE BORDENTOWN REGIONAL SCHOOL DISTRICT FOR CLASS III SLEO SERVICES FOR THE 2026-2027 SCHOOL YEAR
Resolution #2026-194	RESOLUTION ACCEPTING A QUOTE FROM KC SIGN & AWNINGS FOR MUNICIPAL BUILDING SIGNS FOR BORDENTOWN TOWNSHIP UNDER THE EDUCATIONAL SERVICES COMMISSION OF NJ CO-OP PRICING SYSTEM
Resolution #2026-195	RESOLUTION ACCEPTING A QUOTE FOR IT SERVICES FOR BORDENTOWN TOWNSHIP POLICE DEPARTMENT AND MUNICIPAL BUILDING UNDER TIPS CO-OP CONTRACT
Resolution #2026-196	RESOLUTION AUTHORIZING CHANGE ORDERS FOR PROJECT CHANGES AND MOVING OF COMPUTERS TO THE NEW MUNICIPAL COMPLEX UNDER THE NEW JERSEY COOPERATIVE PURCHASING ALLIANCE #CK-04 COOPERATIVE PRICING AGREEMENT (Aptimized)
Resolution #2026-197	RESOLUTION AUTHORIZING CHANGE ORDER #049 TO ERNEST BOCK & SONS FOR THE NEW MUNICIPAL BUILDING

Resolution #2026-198	RELEASE OF 2-YEAR MAINTENANCE GUARANTEE LARKEN ASSOCIATES, LLC BLOCK: 1.01 LOT 3
Resolution #2026-199	APPROVING ROUTINE BUSINESS: ACCEPTANCE OF MONTHLY DEPARTMENT REPORTS FOR JULY 2026
Resolution #2026-200	APPROVING ROUTINE BUSINESS: PAYMENT OF BILLS
Resolution #2026-201	RESOLUTION AUTHORIZING APPRAISAL BY JEROME MCHALE FOR PROPOSED ACQUISITION OF BLOCK 129, LOT 2.02 LAUREL NOTCH MOTEL LOCATED AT 1043 ROUTE 206, BORDENTOWN, NJ

Committeewoman Lozito made a motion to adopt the Consent Agenda consisting of Resolutions #2026-178 to #2026-201; seconded by Committeeman Holliday. Roll Call Vote:

AYE: Committeeman Grayson, Committeeman Holliday, Committeewoman Lozito, Deputy Mayor Fuzy
NAY: None

Old Business:
Municipal Complex Construction Project Update. Administrator Theokas stated that site work is progressing. The old building has been demolished and filled in. They are installing the curbing and sidewalks and will begin to pave the parking lots and semi-circle driveway. They are approaching the last phase of construction project. There was a delay when they found an old oil tank. Excavation and testing of the soil was done. A Ribbon Cutting is potentially scheduled on October 6, 2026 at 11:00 am and the guest list is being worked on. The final internal punchlist items are being done. The Township seal will be placed behind the Mayor and Judge, signs will be installed in both the front and back of buildings, and decorative landscaping and hardscaping out front are currently being worked on.

NJ DOT Project Update. Administrator Theokas reported that Route 130 South is still down to one lane but making good progress for the Farnsworth Avenue sewer line replacement and stormwater project. In regard to the Dunns Mill Road intersection, Mayor Miller was copied on some emails and they are making great progress. Activation of the new signal is imminent and striping will be done thereafter, and the newly configured lights will be operational.

New Business:
Master Plan Reexamination Process. Administrator Theokas said that last week a general, educational notification was put out to the residents on what a Master Plan is. A survey will be sent out to the residents to get feedback. Individual Focus Groups will be set up, then a series of public meetings will be held to share all this information with the public and get their input. This process will take about a year. We are encouraging the community to be involved to see what they want the Township to look like in the future. There will be a lot of public discussion at future committee meetings.

Fireworks Re-Cap. Deputy Mayor Fuzy stated it was awesome and a nice community event. Due to the extreme heat, almost every town moved their fireworks to National Night Out and rebranded it. He said he recognized so many faces and mostly everyone was a Bordentown resident. All the NJ 250 t-shirts were distributed. Administrator Theokas acknowledged the Police, Public Works Department, EMS, Bordentown City Police, the Burlington County Sherriff's office, the State Police, Kristen Sykes, and the Bordentown Traditions who donated additional dollars that we had to absorb for postponing due to the high heat on July 3. Chris Nunn and his team did a great job. A lot of coordination was needed to combine the events. In discussion with Chris Nunn, they have learned that though having the fireworks on July 4 is nice, it is a lot to coordinate and it is more expensive. The date does not affect the quality of the event, and we should be creative on how to brand Bordentown Night Out. The Police Department agrees, and it should be talked about in the future.

Administrator's Report

Administrator Theokas stated that work on Klein Drive Phase II, which is an NJDOT project, has begun. Concrete work on curbs and sidewalks begins this week. The installation of the playground equipment and stone base for the JLP project is progressing, the shade structure will be installed the week after, and then the rubberized safety surface will be installed. The 2nd ribbon cutting will be early September. The Township Offices are closed September 7 for Labor Day. The presentation by Engineer Turek is postponed to the next Township Committee meeting Sept 14, 2026 when Mayor Miller is present. Registration for the November League Conference is due by August 31, 2026.

Township Committee Liaison Reports

Committeewoman Lozito, Committeeman Grayson, Committeeman Holliday, and Deputy Mayor Fuzy gave reports.

Public Participation

Without objection, the floor was opened to the public for comment.

NANCY MANNING, 47 Klein Drive: Ms. Manning said Bordentown Night Out was excellent, and asked if a live band could be at the next fireworks.

IAN RAUENBUHLER, 10 Pamlico Court: Mr. Rauenbuhler spoke about the increasing number of flock cameras, and formally asked the Township to deactivate them. He also asked that the Committee adopt an ordinance to ban them. There are currently 4 of them in Bordentown Township.

JIM MCGUIRE, 16 Pine Avenue: Mr. McGuire thanked the Township for Music in the Park. He added that he is doing well with the Community Solar Program Credits that he signed up for.

There was no further public comment. The floor was closed to the public.

Committee Forum

Committeeman Holliday asked for the status of the Waterfront Project. Administrator Theokas responded that we are still doing remediation, and we are also still working with the developer who is waiting for their NJDEP approvals. The removal and remediation of soils is the last phase. He also asked for the status of the Team Campus 2 site. Administrator Theokas said that Capital Health and the Township have continually been in touch with the NJDOT. Capital Health, who owns the property, is going to get a dedicated right-in and right-out to the property in addition to the traffic light at Crescent Drive. It is in the hands of the NJDOT. It is part of the Planning Board approvals. The Developer is currently working off of TCOs and has contract with NJDOT to do these improvements. The Township has no jurisdiction -- it is outside agency approval, and we do not hold a bond for outside improvements. Committeeman Holliday asked about the landscaping at the new building, going forward. Administrator responded that the dead trees will be replaced by the contractor. Once the project turned over to us and closed out, it will be our responsibility.

Administrator Theokas said that flock cameras are utilized after incidents, but he will follow-up and speak with the Director of Police and have him prepare something for the next meeting.

Committeewoman Lozito made a motion to adjourn the meeting at 8:50 PM; seconded by Committeeman Holliday. Voice Vote – Motion Carried.

Cindy Dziura

CINDY DZIURA, RMC/CMR
TOWNSHIP CLERK