TOWNSHIP COMMITTEE MINUTES
REGULAR MEETING
October 13, 2026

PRESENT: Mayor Aneka Miller
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: None

Mayor Miller called the meeting to order at 7:30 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.

At 7:30 PM, Mayor Miller led a salute to the flag and a moment of silence. Mayor Miller dedicated the moment of silence to those impacted by Metastatic Breast Cancer Awareness.

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.

Mayoral Proclamation: Mayor Miller recognized October as Breast Cancer Awareness Month with a proclamation.

Correspondence: Township Clerk Dziura stated there was no correspondence.

Administrative Review: Administrator Theokas stated that there were no changes to the 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 Deputy Mayor Fuzy to adopt the Open and Closed meeting minutes held on September 28th. The motion was seconded by Committeeman Holliday. Roll Call Vote:

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

Consent Agenda:

Resolution #2026-223 RESOLUTION TO CANCEL TAXES FOR A PERMANENTLY AND TOTALLY DISABLED VETERAN

Resolution #2026-224	RESOLUTION TO CANCEL TAXES FOR A PERMANENTLY AND TOTALLY DISABLED VETERAN
Resolution #2026-225	RESOLUTION TO APPOINT PART-TIME LABORER FOR THE DEPARTMENT OF PUBLIC WORKS
Resolution #2026-226	RESOLUTION APPOINTING PLOSIA COHEN LLC AS SPECIAL COUNSEL FOR THE CONTINUED REPRESENTATION OF THE TOWNSHIP OF BORDENTOWN IN PENDING LITIGATION AND AUTHORIZING AWARD OF A NON-FAIR AND OPEN CONTRACT FOR LEGAL SERVICES
Resolution #2026-227	RESOLUTION AUTHORIZING THE RETENTION OF EXPERT WITNESS, CHRISTOPHER J. GRAMICCIONI OF KINGSTON COVENTRY LLC FOR PENDING LITIGATION
Resolution #2026-228	RESOLUTION ACCEPTING A PROPOSAL FROM TUREK CONSULTING LLC FOR NJDOT FY2026 LOCAL FREIGHT IMPACT FUND GRANT PROGRAM FOR IMPROVEMENTS TO RISING SUN ROAD
Resolution #2026-229	APPROVING ROUTINE BUSINESS: PAYMENT OF BILLS

Committeewoman Lozito made a motion to adopt the Consent Agenda consisting of Resolutions #2026-223 to #2026-229; seconded by Committeeman Holliday. Roll Call Vote:

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

A second reading for the following ordinance was held:

Ordinance No. 2026-14 entitled AN ORDINANCE AMENDING ORDINANCE NO. 2026-01 ESTABLISHING THE 2026 SALARY RANGES FOR CERTAIN OFFICERS, PERMANENT EMPLOYEES AND PROVISIONAL EMPLOYEES OF THE TOWNSHIP OF BORDENTOWN

Public Hearing: Without objection, the floor was opened for a public hearing on Ordinance #2026-14. There was no public comment. The floor was closed to the public.

Adoption: Committeewoman Lozito made a motion to adopt Ordinance #2026-14; seconded by Committeeman Grayson. Roll Call Vote:

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

Ordinance #2026-14 was adopted.

The following ordinance was introduced:

ORDINANCE NO. 2026-15 entitled ORDINANCE AMENDING CHAPTER 322 OF THE BORDENTOWN TOWNSHIP MUNICIPAL CODE ENTITLED "NOISE" was introduced via motion made by Committeewoman Lozito; seconded by Committeeman Holliday. Roll Call Vote:

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

The Public Hearing will be held on October 26, 2026.

Old Business:

Municipal Complex Construction Project Update. Progress on sitework continues. There were a few delays because of the weather. The Township has been assured that all of the parking lot will be available for Election Day on November 3, 2026. All the site work will be completed, and the Senior Center will be available. We are working with PSE&G on final items. Landscaping, the basins, signs, and the concrete are being worked on.

NJ DOT Project Update. Administrator Theokas acknowledged Mayor Miller for the push to get the improvements completed at the Dunns Mill Road and Route 130 intersection. The Bordentown Sewer Authority work on Route 130 South is ongoing. They are continuing to move forward on the intersection improvements at Farnsworth Avenue & Route 130. In regard to the Veterans Memorial, Mayor Miller asked we reach out via social media to publicize and get feedback on the intersections.

Veteran's Memorial. Administrator Theokas said he met with Veteran's Advisory Committee Chairman Branson and Vice-Chairman Carson. The 3 main flag poles and the monuments will be installed now. Different options were discussed and progress is being made on different locations/options for the 6 additional flags, which will be installed at a later time.

Committeeman Holliday asked for an update on the traffic light on Route 130 across from Team 85. It is an off-site improvement of the developer and his contract with NJDOT. It is NJDOT jurisdiction and their responsibility to enforce the developer's agreement and, ultimately, call the bond if he is unable or unwilling to do the work. The pipes along the highway are for stormwater work related to the roadwork. Administrator Theokas will call to get an update of the progress.

Committeewoman Lozito asked about the status of the new Joseph Lawrence playground. The expected opening date should be this weekend. There was a delay in the pouring of the pour and play surfacing (the rubberized surfacing), and then it has to cure. Prior to that, the height of some of the playground equipment had to be adjusted. It should be open this week and then a new ribbon cutting will be scheduled.

New Business:

2026 Best Practices Inventory. Administrator Theokas stated that the State distributed the Best Practices Inventory questionnaire. They base State Aid on this document. The Township scored well. Committeewoman Lozito inquired about the question about EV charging stations, and if the Township will evaluate having a policy. Administrator Theokas responded that it is not applicable to Police or Public Works vehicles, but could be for the Construction vehicles in the future.

Tax Collector Report on Tax Sale 2026. Administrator Theokas said that the Tax Sale was done virtually and includes the sale for Water and Sewer delinquencies. It was a successful Tax Sale with only one property where no one bought the lien and the property was struck off to the Township (the vacant gas station on Route 130 & Farnsworth Avenue). The Tax Collection rate is very high.

Administrator's Report

Administrator Theokas reported that the Fall Festival this past Saturday was successful. Credit was given to Angel Sauro for organizing the event, the Public Works and Police Departments, OEM, our Fire Districts, EMS and Kristen Sykes. We have to coordinate with PSE&G and the Water Company when proceeding with the paving program in 2027.

Township Committee Liaison Reports

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

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

GENE HILL, 16 Henry Marshall Drive: Mr. Hill commented on the grafitti on the fence in the ShopRite Parking lot and a pothole on Charles Bossert Drive. He also stated there was lifted asphalt along the bike path behind Dollar General. At the Fall Fest, he and his family took the tractor ride around the 3 fields that are not being maintained. Administrator Theokas explained that the baseball fields are seasonally maintained by the Youth Sports organization. Mr. Hill asked Committeeman Grayson about PFAS with fire safety equipment. Committeeman Grayson responded that the Fire Department is their own entity and not a liaison responsibility—he is not an expert on this, but would connect him with them. Mr. Hill asked about the preservation of land as warehouse development continues. Mayor Miller responded that the Township has ordinances to prevent any further construction or development of warehouses, data centers, etc. and said there are many acres of open space that are preserved.

ROBERT DELANEY, 5 Alfred Drive: Mr. Delaney asked if the Township would be recognizing former mayor Nick D'Angelo's recent passing. Administrator Theokas responded that the Township has been in touch with the family and Angel Sauro is working on something for him on behalf of the Township. Mr. Delaney inquired about the Master Plan survey (opened up 2 weeks ago), as well as the consolidation of the Fire Districts. Administrator Theokas responded that they waiting for final reports on the consolidation from the State. Mr. Delaney asked about completion of the new building and how it was funded. Administrator Theokas gave a brief construction timeline and said it was funded by bond ordinances, debt services paid by the municipal budget which is funded by the tax payers. Mr. Delaney commented that there are resolutions for legal counsel on the Agenda and asked if they are for internal or external matters. Administrator Theokas responded for internal matters. Mr. Delaney asked about the Director of Police who, Administrator Theokas stated, recently briefed the Township Committee on his plans for the Department which will include promotions. Mr. Delaney commented on some campaigning Facebook posts made by Committeeman Grayson. Mr. Delaney stated that Mayor Miller has only attended less than 50% of the Planning Board meetings. Mayor Miller responded that she was asked in advance not to attend by Community Development Director Siegle because she is prohibited from voting on the zoning applications.

MIKE RIDOLFINO, 79 Eaton Road: Mr. Ridolfino commented on an unconnected electrical pole on his property at the corner of Shady Lane & Eaton Road. He said he called the utility companies and no one has helped him. Administrator Theokas asked for the number on the pole and said we will follow-up. Mr. Ridolfino also asked about proposed $80,000,000 school referendum. Administrator Theokas told him that the School District has a website dedicated to this and is holding public events and presentations.

LAVERNE WILLIAMS, 70 Park Street, Bordentown City: In regard to the Master Plan Survey, Ms. Williams thanked the Township for including residents outside of Bordentown Township. She commented on some of the questions on survey. She said she is new to the area and loves our new building and thanked everyone.

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

Committee Forum
Committeeman Grayson again thanked Angel Sauro for all her hard work with the Fall Fest.

Committeewoman Lozito made a motion to adjourn the meeting at 8:30 PM; seconded by Deputy Mayor Fuzy. Voice Vote – Motion Carried.

Cindy Dziura

CINDY DZIURA, RMC/CMR, TOWNSHIP CLERK