

**Clifton Mill Communities (Colony, Clusters, Commons, Masters) HOA's
Open Public Meeting
Minutes of August 8, 2023**

The open public meeting was held at 7 pm on August 8, 2023, at the Bordentown Senior Center.

Dom Garafalo , President of the Clifton Mill Community Association HOA (Masters) called the meeting to order at 7:00 pm. Board Presidents Mike Novembre of the Commons and Sylvia Scozzari of the were in attendance. Absent was Norm Patton, President of Colony. Also present were Tim Rollender and Mike Gibbons of the Colony board, Paul Butterfield and Noreen Cardinali of the Clusters board, and Damon Loguidice and Rick Simpson of the Commons board.

In attendance for the property manager, Burlington Property Services, were Paul Catania and Bo Taylor.

There were 11 residents in attendance as well: Amanda Gibbons of 2 Barclay Court, Nisha Singh of 21 Windingbrook Rd, Velerie Fiorentino of 23 Windingbrook Rd, Linda & Bill Berios of 3 Brighton Court, Cheryl Hickey of 15 Andover Ct, Marilyn Rankin of 14 Andover Ct, Katherine Clark of 15 Windingbrook Rd, Bill & Maryann Mancuso of 29 Wyndham Ct, and Judy Walton of 25 Farmington Ct.

Distinguished guests in attendance were the honorable Bordentown Township Mayor Steve Benowitz and, the Township Administrator Michael P. Theokas.

Garafalo started off with a brief update on Masters board activity, focusing on an effort to update rules and regs and an effort to formalize some of the structure and activity of the board.

BPS reps and board members commented on activities with the new board attorney geared towards validating and updating rules and regulations, followed by a discussion of the maintenance of trees along Clifton Mill Drive that the board was taking responsibility for.

Topics discussed with Mayor Benowitz and staff were:

recent issues with trash pickup, with Theokas adding comments about contract procedures involving the current service provider and the service provider's difficulties in fully staffing their driver roster, all leading to delays in pickup.

Theokas also added that the Township is still picking up brush, white goods and other bulk pickups with its own employees and residents are required to call by Thursday of each week in order to schedule pick up on the following Monday.

curb rams on Clifton Mill Drive, where Theokas stated that the contractor was on notice to complete work in August

The township will follow up with scheduling and details about the completion of the balance of the crosswalks on Clifton Mill Drive

Paving of Clifton Mill Drive is not currently scheduled, but updates will be posted to the Township's web site.

Theokas also added that recent issues with the Township's phone system have been addressed and residents should no longer have issues when calling the Township offices.

- Mayor Benowitz provided updates of the status of various warehouse and development projects around the town:

Noreen Cardinali asked about the status of new warehouse development on Old York Road, and while Mayor Benowitz offered what he knew on the subject, he did stress that the project was in neighboring Chesterfield Township.

The mayor also discussed some traffic concerns regarding the new traffic circle and bypass road between Rising Sun Road and Dunns Mill Road as well as issues regarding left turns onto Rt. 130 from Farnsworth Avenue. While the Township is concerned and attempting to voice its opinion, these issues are under jurisdiction of NJDOT.

The meeting was adjourned at 8:02 PM.