

Thomas Sahol

From: Denise Koetas-Dale
Sent: Thursday, April 20, 2023 11:49 AM
To: Matthew Litt
Subject: Fw: IMG_6212-preview.pvt

Hi, Matt- I wanted to make you aware of this situation as well. The resident (April Setee) is going to meet the DEP representative to show him this, which is on her property on Georgetown-Bordentown Rd. and he is also going to meet with Tom Sahol and one of the representatives of OYCC at the country club property later today. They have drone footage of the pumping itself that they are going to send to NJDEP.

Denise E. Koetas-Dale
Mayor, Chesterfield Township

From: Denise Koetas-Dale
Sent: Thursday, April 20, 2023 11:42 AM
To: michaelnei@me.com; Joseph Hirsh, P.E., C.M.E./Township Engineer
Subject: Fw: IMG_6212-preview.pvt

Hi, Joe and Mike-

I spoke to Joe about this this morning. I got a call from a friend of the residents who live next to Old York country club. She was walking in her woods last night and saw her creek which looks like this. They talked to the DEP, who sent a representative from the health department out. The fire company and the police department were also there. Apparently old York country club has ponds on it that are being pumped out into Blacks creek. Today I was told by both Tom Sahol and the residents that a representative from NJDEP is going to go out and look and do an investigation. I think that they will be testing the water and Chief Davison (I also called him) told me that his officer believes that the Health Dept. took water samples last evening.

This is one picture that I was sent. It is the portion of the creek on the property of the neighbors. I'm going to send another one they were texted to me so I can't make numerous copies.

I just wanted to make you both aware of this situation. Best, Denise



Sent from my iPhone

Thomas Sahol

From: Denise Koetas-Dale
Sent: Thursday, April 20, 2023 1:52 PM
To: Michael Nei
Subject: Re: IMG_6212-preview.pvt

Tom just called me and said that he met the DEP there and that they issued two violations to Three Putt (who still own the golf course)- for pumping without a permit and for dumping the sludge from the bottom of the pond without a permit. He didn't say about the DEP rep. looking at the waterway in the picture, since this was on another property. But my understanding was that the resident spoke to this gentleman this morning so hopefully this person from the DEP also goes to look at the creek on their property.

I'll let you know as I hear any further updates.'

Denise E. Koetas-Dale
Mayor, Chesterfield Township

From: Michael Nei <michaelnei@me.com>
Sent: Thursday, April 20, 2023 12:18 PM
To: Denise Koetas-Dale
Subject: Re: IMG_6212-preview.pvt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Denise, Thanks for letting me know. Please let me know if you hear any updates.
Mike

Sent from my iPhone

On Apr 20, 2023, at 11:42 AM, Denise Koetas-Dale <dkoetas-dale@chesterfieldtwp.com> wrote:

Hi, Joe and Mike-

I spoke to Joe about this this morning. I got a call from a friend of the residents who live next to Old York country club. She was walking in her woods last night and saw her creek which looks like this. They talked to the DEP, who sent a representative from the health department out. The fire company and the police department were also there. Apparently old York country club has ponds on it that are being pumped out into Blacks creek. Today I was told by both Tom Sahol and the residents that a representative from NJDEP is going to go out and look and do an

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Sent: Thursday, April 20, 2023 1:55 PM
To: Matthew Litt

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Mayor, Chesterfield Township

Thomas Sahol

From: Michael Nei <michaelnei@me.com>
Sent: Thursday, April 20, 2023 2:25 PM
To: Denise Koetas-Dale
Subject: Re: IMG_6212-preview.pvt

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Thanks. I'm now curious and we should probably find out at some point. Why with the golf course closed is Three Putt dewatering and dumping sludge from the ponds now?

Sent from my iPhone

On Apr 20, 2023, at 1:52 PM, Denise Koetas-Dale <dkoetas-dale@chesterfieldtp.com> wrote:

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Sent from my iPhone

Thomas Sahol

From: Matthew Litt
Sent: Friday, April 21, 2023 3:09 PM
To: Denise Koetas-Dale
Subject: Re:

Thank you for keeping me in the loop on this, Denise.

From: Denise Koetas-Dale
Sent: Thursday, April 20, 2023 1:54 PM
To: Matthew Litt
Subject:

Tom just called me and said that he met the DEP there and that they issued two violations to Three Putt (who still own the golf course)- for pumping without a permit and for dumping the sludge from the bottom of the pond without a permit. He didn't say about the DEP rep. looking at the waterway in the picture, since this was on the other property. But my understanding was that the resident spoke to this gentleman this morning so hopefully this person from the DEP also goes to look at the creek on their property.

I'll let you know as I hear any further updates

Denise E. Koetas-Dale
Mayor, Chesterfield Township

Thomas Sahol

From: Denise Koetas-Dale
Sent: Friday, April 21, 2023 9:48 PM
To: Matthew Litt; Thomas Sahol
Subject: Re: OYCC Environmental Complaint

Those are excellent observations, Matt. I would also like to find out why, if this was being overseen by the engineers that have been used by Active Acquisitions (ie, Colliers) they did not ensure that the permits were obtained prior to the work being done. It seems that this would be something that they would do automatically and "but the owners just didn't get the approval before doing the work." is something that I find to be of concern and certainly an inadequate explanation. I hope that in future all needed permits for any work being done on the property would be obtained and I think we need a more detailed explanation as to why this was not done in this case. Thanks, Denise

Denise E. Koetas-Dale
Mayor, Chesterfield Township

From: Matthew Litt
Sent: Friday, April 21, 2023 5:00 PM
To: Thomas Sahol
Cc: Denise Koetas-Dale
Subject: Re: OYCC Environmental Complaint

Thanks for the report, Tom. I'm glad you spoke to the owners of 3-Putt and Active Acquisitions. Please also make sure to speak with the owners of the Wirth property so we have a full picture of what happened and is happening.

I'm struggling with the line: "Despite that this is starting to appear to be a false report..."

Why wouldn't we wait and let the DEP and/or law enforcement make the determination that this is a false report? Especially when violations were issued by the DEP, my concern is that a comment like this prematurely shapes our perspective and approach on a still nascent issue and investigation. Let's discuss in greater detail in-person or on the phone in real time.

Thanks.

-Matt

From: Thomas Sahol
Sent: Thursday, April 20, 2023 3:37 PM
To: Belinda Blazic; Caryn Hoyer; Denise Koetas-Dale; Dominic P. DiYanni; Jeremy Liedtka; Matthew Litt; Shreekant Dhopte
Subject: OYCC Environmental Complaint

All,
Apparently, last evening the NJDEP received a call about a black liquid that does not mix with water being seen in Blacks Creek in the rear of the Old York Country Club. The call precipitated a response by police, fire, and county health

officials. I spoke with Sgt. Brodowski today about what he witnessed on the call last evening. Sgt. Brodowski informed me that no substance was found in any waterways but the Fire Department indicated some concern about discoloration in an unnamed tributary of Blacks Creek. This tributary is located between the Wirth property and the country club property. I was told the county health official took a sample of the water and as of this writing, we have no more information about what the county official may have determined. I did learn the discoloration was more in line with turbid water which is not unusual in streams – especially for several days after a rain event. While on scene, the fire department also witnessed a drone being flown over the country club property and lights were later seen on the country club property in an area centered on the land which would be off limits to the general public. Police officers attempted to locate whoever was using lights on the grounds but they could not find anyone. It is likely the lights were actually coming from a drone being flown above the country club property.

At approximately 12:30 this afternoon I went to the OYCC property and met with two NJDEP investigators, Mr. Wheeler from 3-Putt, a representative from Active Acquisitions, and an engineer from Colliers Engineering. The NJDEP investigators walked the entire property and saw a location where Colliers Engineering is monitoring work to remove a plastic liner in the bottom of a man-made pond. The plastic liner was apparently covered with a layer of silt and mud and those materials had to be excavated out along with the standing water so the plastic liner could be removed. The mud was being placed next to the man-made pond to dry. That mud is black in color as compared to the green grass where it is drying. There was also a water pump being used to remove the standing water in the man-made pond while the workers were removing the plastic liner materials. The water is being pumped out and is being sent away from the work area over one of the hills on the golf course and it is penetrating the ground and being absorbed. The NJDEP investigators wanted to confirm the pumped water did not enter a very small unnamed tributary of Blacks Creek so they walked that area as well. They found no evidence that any of the pumped water had accessed the small tributary or any other waterway near the country club property. In fact, the discharge point for the pumped water is approximately 200-300 yards from the nearest waterway.

What is important is that the NJDEP investigators found no evidence of the water getting into the creeks and they also found no evidence that the mud and silt being excavated off the plastic liner material of the man-made ponds had even come close to any waterways. Despite that this is starting to appear to be a false report, the NJDEP inspectors did take exception to two things at the property and they intend to issue two notices.

They are:

-A violation is being issued because the NJDEP investigators felt the engineers should have notified the NJDEP and sought a permit to dewater the basin so they could perform the liner removal. The NJDEP considers the water in the basins to be “owned by the state” and under control of the state and therefore a permit should have been issued to take the man-made pond water and put it on the golf course even though it is absorbing back into the ground. They made some reference to the annual well water allocation for the country club irrigation wells being the determining factor why they cannot take groundwater out of the man-made pond.

-A violation is also being issued because the mud in the bottom of the basin may be considered a “pollutant” and to remove a pollutant and place it on the ground requires a permit from the NJDEP. The investigators readily offered that the permit would be issued, but the owners just didn’t get the approval before doing the work.

The engineers from Colliers will be pursuing the permits at this time.

This is a long explanation, but the facts need to be shared.

Tom

Thomas A. Sahol
Township Administrator

Chesterfield Township
295 Bordentown-Chesterfield Road
Chesterfield, New Jersey 08515
(p) 609-298-2311 Ext. 101
(f) 609-298-0469

Thomas Sahol

From: Thomas Sahol
Sent: Sunday, April 23, 2023 10:40 AM
To: Matthew Litt
Cc: Denise Koetas-Dale
Subject: RE: OYCC Environmental Complaint

I appreciate your message. I agree, let's talk offline.

Thomas A. Sahol
Township Administrator
Chesterfield Township
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(p) 609-298-2311 Ext. 101
(f) 609-298-0469

From: Matthew Litt
Sent: Friday, April 21, 2023 5:01 PM
To: Thomas Sahol <TSahol@chesterfieldtwp.com>
Cc: Denise Koetas-Dale <dkoetas-dale@chesterfieldtwp.com>
Subject: Re: OYCC Environmental Complaint

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