

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

January 15, 2019

The secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:00PM. The Open Public Meetings Statement was read and compliance noted. Mr. Liedtka, Mr. McMahon, Mr. Panfili, Mr. Pollack and Mr. Spence declared their Oaths of Allegiance. Mr. Liedtka was appointed as a Class I member for a one-year term; Mr. McMahon was appointed as a Class II member for a one-year term; Mr. Panfili was appointed as a Class IV member for a four-year term; Mr. Pollack was appointed as a Second Alternate member for a one-year term; Mr. Spence was appointed as Class IV member for a four-year term.

Roll call was taken showing present: Brian Kelly, F. Gerry Spence; Gerard Hlubik; Chris Markley; Jeremy Liedtka; Glenn McMahon; Lido Panfili; Jon Davis and Garry Pollack. Absent: Michael Russo and Denise Koetas-Dale. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Lisa Specca Planner.

The Secretary asked for nominations for Chairman. Mr. Spence nominated Mr. Panfili, seconded by Mr. McMahon. There being no other nominations, nominations were closed. All were in favor of Mr. Panfili for Chairman.

The Secretary asked for nominations for Vice Chair. Mr. Panfili nominated Mr. Kelly, seconded by Mr. Spence there being no other nominations, nominations were closed. All were in favor of Mr. Kelly for Vice Chairman.

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

None

### **MINUTES**

#### October 16, 2018 Regular Meeting

A motion was made by Mr. Spence seconded by Mr. Markley to approve the October 16, 2018 Regular Meeting Minutes. All were in favor, with the exception of Chairman Panfili; Mr. Liedtka who abstained, motion carried.

#### November 20, 2018 Regular Meeting

A motion was made by Mr. Spence seconded by Mr. Markley to approve the November 20, 2018 Regular Meeting Minutes. All were in favor, with the exception of Mr. Hlubik and Mr. Liedtka who abstained, motion carried.

### **RESOLUTIONS**

2018-14            RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO DONALD H. CHAMBERS, II, 137 HOGBACK ROAD, BLOCK 103, LOT 19.

A motion was made by Mr. Spence, seconded by Mr. McMahon to approve Resolution 2018-14. All were in favor with the exception of Mr. Hlubik and Mr. Liedtka who abstained, motion carried.

2018-15 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION, SITE PLAN, AND USE AND BULK VARIANCE APPROVAL TO THE ENGLISH GROUP AT 182 BORDENTOWN-CROSSWICKS ROAD BLOCK 108, LOT 2.01

A motion was made by Mr. Spence, seconded by Mr. McMahon to approve Resolution 2018-15.

A roll call was taken: Mr. Kelly-yes; Mr. Spence-yes; Mr. Hlubik-abstain; Mr. Markley-yes; Mr. Liedtka-abstain; Mr. McMahon-yes; Chairman Panfili-yes; Mr. Davis-yes; Mr. Pollack-yes. Motion was approved.

2019-01 Resolution Designating Regular Meeting Time and Place

Due to the League of Municipalities annual conference, the November meeting will be moved to the 2<sup>nd</sup> Tuesday. The meeting date will be November 12, 2019

A motion was made by Mr. Spence, seconded by Mr. Markley, to approve Resolution 2019-01 with the correction. All were in favor, motion carried.

2019-02 Resolution Appointing Doug Heinold as Attorney for the Chesterfield Township Planning Board.

A motion was made by Mr. Spence, seconded by Mr. Kelly, to approve Resolution 2019-02. All were in favor, motion carried.

2019-03 Resolution Appointing Lisa Specca of Clarke Caton Hintz as Planner for the Chesterfield Township Planning Board.

A motion was made by Mr. Kelly, seconded by Mr. Markley, to approve Resolution 2019-03. All were in favor, motion carried.

2019-04 Resolution Appointing Joseph Hirsh of Environmental Resolutions Inc. as Engineer for the Chesterfield Township Planning Board.

A motion was made by Mr. Spence, seconded by Mr. Kelly, to approve Resolution 2019-04. All were in favor, motion carried.

## **APPLICATIONS FOR ACTON**

None

## **DISCUSSION**

### HPC

It was brought to the attention of the HPC from the State that if they would like to apply for Grants they need to meet State Criteria. After the HPC has done their recommendations on an application the Planning Board must take formal action on the application and a Resolution may have to be done, Mrs. Kelly will get back to Chairman Panfili regarding the resolution. If a resolution has to be done it must be by the Township Attorney not Planning Board Attorney. If this is the case we will have to come up with a fee schedule to cover the expense of the Attorney's time.

### 2019 Budget

It was agreed to raise the dues by \$100.00 and reduce education by \$200.00. Mr. Spence second by Mr. Markley approve the 2019 Budget with the changes. All were in favor, motion carried.

### Traditions at Chesterfield TDR purchase from Meadow View Junior Academy

In summary, Traditions would like to purchase 6 TDR credits from the Seventh Day Adventist. The issue is would a TDR credit need to be retained if they want to add a 2<sup>nd</sup> floor to the school. In the deed of easement The New Jersey Conference of Seventh Day Adventist, Inc. got an exemption from the TDR restrictions for a 2<sup>nd</sup> floor footprint. A TDR credit purchase is not required for Public schools in the receiving area however the ordinance is silent for the sending area.

It was brought up that Meadowview Junior Academy is a private school and therefore should they fall under the same standards as a public entity. After a discussion the board decided ask the Township Committee to determine the TDR interpretation.

## **CORRESPONDENCE**

### End of Year overview from Glenn McMahon, Zoning Officer

Mr. McMahon went over his review letter. Mr. McMahon would like to get some guidance from the Township Committee regarding municipal marijuana use and how we can word it for the Master Plan, Chairman Panfili suggested asking Mr. Heinold to reach out to Mr. Gillespie. Because more issues are coming forth regarding TDR's he and Caryn Hoyer, Township Clerk have been working on coming up with protocol guidelines regarding TDR parameters.

## **ITEMS NOT ON THE AGENDA**

None

## **ADJOURNMENT**

There being no further business, a motion was made by Mr. Spence seconded by Mr. Liedtka to adjourn. All were in favor, meeting adjourned @ 8:02 PM.

Respectfully submitted,

Aggie Napoleon, Secretary