

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**February 19, 2019**

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:00PM. The Open Public Meetings Act statement was read and compliance noted.

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

### **OATH**

Denise Koetas-Dale declared her Oaths of Allegiance. Mrs. Koetas Dale was appointed as a Class III for a one year term.

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

Ms. Koetas-Dale will recuse herself for the discussion regarding the Lawrence Kuser, Use Variance application.

### **MINUTES**

#### January 15, 2019 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Hlubik to approve the January 15, 2019 Regular minutes. All were in favor. Motion carried.

### **RESOLUTIONS**

None

### **PUBLIC COMMENT ITEMS NOT ON THE AGENDA**

Mr. Karl Braun, White Pine Road. He asked the board if they had any plans regarding the New Truck Facility being built on Old York Road and the impact it will have on the roundabout. He asked if we were involved and should we be involved with the county and the process. Chairman Panfili informed him that the board had discussed this and Mr. Hirsh has had direct contact with the County and has expressed our concern. We were told that the ingress and egress traffic will come on Old York Road from Rt. 206. Due to this being a County Road we don't have the authority however they have been advised of our concerns.

Hearing no more comments, the public portion was closed.

### **APPLICATION FOR ACTION**

HPC-John Doyle and Daniel Moscatiello Block 202, Lot 65, 28 Front Street. Mrs. Koetas-Dale stated that per the State, the Planning Board needs to review the application and do an official vote and then complete a Resolution.

The applicant has agreed to all the HPC's conditions.

A motion was made by Mr. Spence second by Mr. Kelly to approve the application with the conditions of the HPC.

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Mrs. Koetas-Dale-yes; Chairman Panfili-yes. Motion was approved.

Lawrence Kuser Block 800 Lot 1.01, 1.05, 142 & 144 Bordentown-Georgetown Road, Minor Site Plan and Use Variance. Stated in the review letters from the Engineer and Planner a site plan was not included. Chairman Panfili stated that the applicant should clarify the existing uses before the board can hear the new uses. There also needs to be professional testimony for the site plan and an updated survey is needed. Mr. Heinold stated that there wasn't a site plan done for the existing uses that were approved from 1994. Without a Site Plan the Engineer deemed the application incomplete. Larry Kuser gave the board an overview of the current uses. It was suggested that the applicant put a site plan together and meet with the Township Professionals to go over the existing operations before coming back to the board for a hearing.

A motion by Mr. Markley second by Mr. Spence to deem the application incomplete. All were in favor with the exception of Mrs. Koetes-Dale who abstained. Motion carried.

The application will notify the secretary when available and Mr. Heinold, Mr. Hirsh, Mrs. Specca, Chairman Panfili, Mr. McMahan and the secretary will meet to discuss the Uses and a Site Plan.

Chairman Panfili opened the meeting for public comment, hearing none the public portion was closed.

118BC, LLC - Block 107.04 Lot 8.02, 118 Bordentown-Crosswicks Rd, Preliminary and Final Major Subdivision & Bulk Variance.

Michael Magee, Attorney; Jeffrey Richter, Engineer and Mr. James Miller were sworn. Mr. Richter presented Exhibit A-1, Aerial Overlay of Vicinity and Existing Conditions, Exhibit A-2, Color Rendering of Subdivision. They are proposing 6 single family dwellings and 6 triplexes. Utilities will be cross connected through the Woodworkers Alley as part of the project. Woodworker Alley is the only road that will need to be constructed. This is an infill project and they applicant will match what is currently there. The applicant agrees to the recommendations of the Engineers' letter dated 2/4/19 with the exception of item 17 which the Planner will address.

A motion was made by Mr. Spence second by Mr. Kelly to deem the application complete. All in favor, motion carried.

Mr. Miller testified that the applicant is proposing 6 village lots and 4 unit condominiums. It's zoned PVD-1, A D5 variance is requested to allow for the density and 9.15 TDR credits are required. Bulk variances are needed for Lots 6, 8, 9 and 11 for excess lot area and excess lot width, Lots 6 through 11 for the rear yard setbacks, Lots 7 and 10 for excessive building coverage. Mr. Miller went through the positive criteria. The proposed construction will illuminate a vacant lot and will be more consistent with the surrounding lots. In regard to the 10% open space required, there is within a block of the proposed location already 2 recreational areas and therefore another open space wouldn't be beneficial to the residents. For the negative criteria, the projects increase in density will not have an impact detriment of the community. It will maintain the consistency with the surrounding lots.

Mrs. Specca addressed her letter dated January 26, 2019. Regarding affordable housing requirements at least one unit must be provided at a low income level, which the applicant agreed. The applicant agreed to change from Village lots to Village Perimeter lots which then allows the larger homes which illuminates the bulk variances. This will increase the number of TDR's by .6. Architecturals are required to be submitted. The applicant will work with the Township regarding the off-tract improvement and come up with an off-site contribution. This can be incorporated into a Developers agreement. The Applicant will work with the Township Planner regarding the street trees. Mrs. Specca recommended a variance for the building elevation 2' to 4' elevation in relation to the sidewalks, due to the slop of the property the elevation is 4.2' and 4.7'. The applicant agreed to the recommendation of the Engineers letter regarding street lighting. The

existing is not on the Historical inventory, during the discussion Mr. Kelly asked the applicant if they considered retaining the existing farmhouse. The Applicant stated it would not be cost effective and it would look out of place with the surrounding homes. The applicant agreed to allow the HPC to photograph and document the buildings. The side and rear garage door openings must be located at the rear wall of the home. In regard to the mailboxes for new development the Post Office requires cluster mailboxes.

Chairman Panfili opened the meeting for Public comment.

Paul Krzewinski, 115 Bordentown-Crosswicks Rd. He would like to see the house and barn stay. He believes the triplex buildings are to close and he has a concern with the parking. He would also like to see the dogwoods and magnolias along the street remain there.

A resident from Berryland Street. Asked the board to consider not opening Woodworking Alley to Berryland Street. He was advised that it was necessary for emergency vehicles. Why are all the driveways are on Woodworking Alley, he was advised that it frees up on-street parking. He asked about the dust from the construction, he was told that the ordinance states work can be done between the hours of 7am and 7pm. If this is not followed he can call the Township.

Joanna Nice, 117 Bordentown-Crosswicks Rd. Expressed her concern with the size of the Triplex buildings and asked if they would consider duplexes instead. She would like to see the trees along the street stay and maybe could be worked into the agreement regarding the open space. Mr. McMahon stated that the Environmental Commission sent a letter advising the Planning Board that they are willing to work with the applicant regarding tree species. The applicant agreed to work with the EC regarding tree plan.

Hearing no further comment the public portion was closed.

A motion was made by Mr. Spence second by Mr. Russo to approve the D-5 Variances.

A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Chairman Panfili-yes. All were in favor, motion carried.

A motion was made by Mr. Spence second by Mr. Markley to approve the Preliminary and Final Subdivision and Site Plan with conditions. A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Mrs. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Davis-yes. All were in favor, motion carried.

Chairman Panfili called for a break at 9:13. The meeting resumed at 9:19.

## **DISCUSSION**

Chesterfield Township Board of Education, Geo-Thermal Vault Replacement.

Mr. George Duthie, Architect and Mr. Patrick Pisano, Business Administrator for Chesterfield BOE. Mr. Duthie stated that the school is heated and cooled by the Geo-Thermal Vault. In 2010 the vault was put in, over time the vault has started to leak and is a concern. They propose to remove existing manhole and piping under the ground and replace with a 15x20 decorator block shed which will house the piping.

A motion was made by Mr. Spence second by Mr. Markley to find the Geo-Thermal

Vault Replacement in conformance with the Master Plan. A roll call was taken: Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Mrs. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Davis-yes. All were in favor, motion carried.

## **CORRESPONDENCE**

None

## **ITEMS NOT ON THE AGENDA**

None

## **INVITATION FOR PUBLIC COMMENT**

Mr. Charles Popovich, 7 Chesterfield-Crosswicks Rd his home borders the old Hamilton Uniform. He expressed his concern regarding the water fun off issue. He has been maintaining it and would like to know if the new owner/builder of the homes will be responsible for the water drainage and grading when building. Mrs. Koetas-Dale stated that the builder came before the HPC with hypothetical plans, however nothing has come before the Planning Board. Chairman Panfili informed him that when the application comes before the board he will be notified to attend the hearing.

## **ADJOURNMENT**

A motion was made by Mr. Markley seconded by Mr. Russo to adjourn. All were in favor, meeting adjourned at 9:39 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary