

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**March 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; Jeremy Liedtka; Glenn McMahon; Denise Koetas-Dale; Lido Panfili; Jon Davis and Garry Pollack. Professional staff present: Doug Heinold Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

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

None

### **MINUTES**

#### February 19, 2019 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Markley to approve the February 19, 2019 Regular minutes. All were in favor with the exception of Mr. Liedtka who abstained. Motion carried.

### **RESOLUTIONS**

2019-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD APPROVING PRELIMINARY AND FINAL MAJOR SUBDIVISION WITH VARIANCES FOR BLOCK 107.04, LOT 8.02, 118 BORDENTOWN-CROSSWICKS RD.

A motion was made by Mr. Spence, seconded by Mr. Russo to approve Resolution 2019-05. All were in favor with the exception of Mr. Liedtka who abstained, motion carried.

### **PRESENTATION**

Mr. Jonathan Kinney from the NJ Historic Preservation Office in Trenton attended the meeting. Debbie Kelly stated that Mr. Kinney works with all the Historic Preservations across the State and administers the certified local government program. If the Township participates in the program and has an ordinance then it allows the HPC to apply for grants. Mr. Kenney gave the board an overview of how the program works. To meet the program the HPC needs to have a Survey of Historic Properties, a Master Plan Element, Local Preservation Ordinance and a Commission established by the Governing Body. The HPC applied for a CLG (Certified Local Government) which will allow grant funding and be able to network with other HPC's also to be able to comment to the National Park Service. Mr. Kenney sent back comments to which Mr. Gillespie, Attorney for HPC made some revisions and then will be sent to Township Committee for approval. Grant funding is available for education workshops for homeowners but nothing yet for local realtors. Enforcing the rules is the responsibility of the land use board.

## **APPLICATION FOR ACTION**

Timothy & JoAnne Ashton 193 Chesterfield-Bordentown Rd, Informal.

Mr. Ashton would like a use variance to allow a future buyer of his property to park several pieces of equipment for his landscaping business. Mr. Heinold stated under 3.3 acres no commercial use is allowed. Over 3.3 you may have up to 2 commercial vehicles weighing over 10,000 lbs. which must be screened to the public; any more than that requires a variance. Chairman Panfili advised Mr. Ashton to find out what his neighbors think because that's important. Mr. McMahon, Zoning Officer informed him that he didn't meet the standards to have a business because its less than 5 acres in a residential area, therefore would need a use variance. Ms. Specca explained the positive and negative criteria required for a use variance and that proof would need to be provided for both. Johnathan Petrice, the owner of the Landscape business stated that he would not be operating from the home only wishes to park the vehicles there. His employees would come to the home and park their cars and take the equipment to the jobs. Mr. McMahon informed him that this is not considered a home occupation.

Michael Galati 2 Fenton Lane, Informal

Mr. Galati would like to carve off piece of lot 9.01 and subdivide one acre to build a home for his daughter. He would like to merge 9.03 with 9.01, this allows no loss of frontage on Fenton Lane. The existing driveway is on 9.03 and the business is on 9.03 and 9.01 which currently shares the driveway. The second part is he would like to realign the property line, currently the company owns part of the driveway. The property is located in an AG Zone with requires a minimum of 3.33 acres to be subdivided. A suggestion would be annexing the open space and make it a size conforming lot creating an L shaped lot. Another option would be to move the business building from 9.03 onto 9.01 which would leave a preexisting conforming lot. Mr. Hirsh suggested merging 9.03 and 9.01 which will illuminate a non-conforming lot to create a conforming lot. The first step would be to get the Burlington County Health Department approval for septic relief, then bring a site plan and plot plan before the Township Committee to get the ok for the septic relief.

## **DISCUSSION**

Building Design HPC – John Agudelo – 614 Chesterfield-Arneytown Rd.

Mr. Agudelo was sworn, he stated that he went to the HPC and was approved however the plan that was approved was not the one submitted to the Construction Official. The board informed him that the one major issue was the roof line and this is what was not built as approved. This is a new process to board and there were mistakes made by all however it was the responsibility of the home owner to make sure the proper plans were submitted to the building and the construction office. It was also brought up that Mr. Agudelo built a garage without the approval of the HPC. The board instructed Mr. Agudelo to go back to the HPC and work out something and the corrected plan should be signed and given to the construction office in regard to the house and the garage.

## **CORRESPONDENCE**

None

## **ITEMS NOT ON THE AGENDA**

None

## **INVITATION FOR PUBLIC COMMENT**

Jennifer Lynch – The owner of Lot 19.02 on Ellisdale Road. She would like to subdivide a one acre lot. They had previously subdivided off a lot and they had tried to refurbish the forest but were unsuccessful. The trees were creating a hazard and became unsafe, so they cleared the property. Due to the property being in the AG Zone and had already been subdivide the board would not be in favor of another subdivision. It was suggested she pull the Subdivision Resolution that was previously done and read it over.

## **ADJOURNMENT**

A motion was made by Mr. Spence seconded by Mr. Russo to adjourn. All were in favor, meeting adjourned at 9:44 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary