

May 21, 2019 Planning Board minutes

Meeting called to order by Chairman Panfili @ 7 PM  
Open Public meetings Act statement read & compliance noted

Roll call: present - Brian Kelly; F. Gerry Spence; Gerard Hlubik; Jeremy Liedtka; Denise Koetas-Dale; Glenn McMahon; Chairman Panfili; Jon Davis and Gary Pollack.

Absent – Michael Russo and Chris Markley

Professional staff present: Dave Serlin, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

Ms. Koetas-Dale and Mr. Liedtka recused themselves for the vote regarding the Use Variance applications.

Minutes – A motion was made by Mr. Spence, seconded by Mr. Hlubik to accept the Regular Meeting Minutes of April 16. All were in favor with the exception of Ms. Koetas-Dale and Mr. Liedtka who abstained.

Resolution 2019 – 06: Motion by Mr. Spence, seconded by Mr. Hlubik. All in favor with the exception of Ms. Koetas-Dale and Mr. Liedtka who abstained.

Resolution 2019 – 07: Motion by Mr. Spence, seconded by Mr. Kelly. All in favor with the exception of Ms. Koetas-Dale and Mr. Liedtka who abstained.

Resolution 2019 – 08: Motion by Mr. Spence, seconded by Mr. Pollack. All in favor with the exception of Ms. Koetas-Dale and Mr. Liedtka who abstained.

Applications for Action:

Public Service Electric & Gas Co. Overhead Transmission Right of Way, Preliminary & Final Major site Plan, Bulk Variance, Use Variance, waivers.

Thomas Trautner, attorney representing PSE&G gave opening remarks on the purpose of the application. Jason Kalwa – Senior Project Manager, John Wang – Engineer, and Kathy Hering - Planner, were sworn in as experts. Mr. Kalwa gave a description of what the project entails indicating a time line of 18 months for completion once they begin. A website will be available for Homeowners for outreach. Mr. Wang went over the site survey (Exhibit A1) showing the switch out of the old towers to new towers. Ms. Hering gave testimony with regards to the variances being sought. The Board questioned the integrity of the structures (shelf life) and it was determined the poles have an average of 40 years of usefulness. In addition, cell attachments are possible to these new poles. Impact to land would be minimal.

Chairman Panfili open the meeting for public comment. The owners had questions of noise as well as the location of the replacements. No one from the public was against the proposal. The public portion was closed.

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve the application. Roll call: Mr. Kelly – yes; Mr. Spence – yes; Mr. Hlubik – yes; Mr. McMahon – yes; Chairman Panfili – yes; Mr. Davis – yes; Mr. Pollack – yes. All were in favor, motion carried.

Public Service Electric & Gas Co. 503 Ward Avenue, upgrade and expand existing substation, Preliminary & Final Major site Plan, Use Variance, waivers.

Thomas Trautner, attorney representing PSE&G gave opening remarks on the purpose of the application. Mark Percarpio – Project Engineer, Scott Fisher – Civil Engineer and Benjamin Mueller – Acoustic Engineer were sworn in as experts. Kathy Hering was again used as the Planner for this project. Mr. Percarpio gave a description of what the project entails (Exhibit A-1). Mr. Fisher gave a breakdown

of the project. Mr. Mueller gave testimony on the noise analysis (Exhibits A2 & A3). Ms. Hering gave testimony to the variances being sought.

Testimony was given by the Township Engineer and Township Planner. The Board had questions concerning the lighting design as well as sound dampers. Chairman Panfili brought a concern about the site being accessed by hunters each December. The board requested a direct emergency contact if/when it happens again and asked that all hunting be rescinded for the site. Mr. Trautner agreed to these conditions.

**The Township Planner noted an element of the master plan not addressed in her written comments. She advised the applicant that the Township Master Plan has included for many years a possible bypass to divert traffic flow from the Old York development to reduce traffic through Crosswicks. This would be accomplished by locating a bypass road from the north end of Preservation Boulevard and potentially transiting a portion of the applicant's site. The Township Planner inquired of the applicant whether applicant was aware of any reason why it would not be possible to locate the bypass road easement along the eastern portion of the property. After consulting with Applicant's professionals present, counsel indicated that he did not believe there would be any impediment, but that this would need to be confirmed.**

Chairman Panfili open the meeting for public comment. No one from the public was against the proposal. The public portion was closed.

A motion was made by Mr. Pollack, seconded by Mr. Kelly to approve the application. Roll call: Mr. Kelly – yes; Mr. Hlubik – yes; Mr. McMahon – yes; Chairman Panfili – yes; Mr. Davis – yes; Mr. Pollack – yes. All were in favor, motion carried.

Correspondence: Ordinance #2019-9 Amending the Official Zoning Map of the Township of Chesterfield. Lisa Specca, Township Planner stated it does meet the Master Plan and recommended its approval. All were in favor with the exception of Ms. Koetas-Dale and Mr. Liedtka who abstained.

DISCUSSION – None

Public comment – Vince Pocino – had a discussion with the Board on the possible alternatives of new construction for the site of the old mince meat factory.

Meeting adjourned 10:05 PM - Motion by Mr. Pollack, Second by Mr. Davis

Respectfully Submitted

Glenn P. McMahon, Secretary Pro Tem