

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 16, 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; Gerard Hlubik; Chris Markley; Jeremy Liedtka; Denise Koetas-Dale; Lido Panfili; Garry Pollack; Absent: F. Gerry Spence; Michael Russo and Jon Davis. Professional staff present: Doug Heinold Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

May 21, 2019 Regular Minutes

A motion was made by Mr. Hlubik seconded by Mr. McMahon to approve the May 21, 2019 Regular minutes. All were in favor. Motion carried.

RESOLUTIONS

2019-09 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVALS WITH VARIANCES TO PSE&G FOR THE INSTALLATION OF FIFTEEN ELECTRIC TRANSMISSION STRUCTURES ON BLOCK 105, LOT 2.01; BLOCK 106; LOT 1; BLOCK 107.17, LOT 10; BLOCK 107, LOTS 3.01, 9 & 10.02; BLOCK 108, LOTS 2.05 & 2.07; BLOCK 203, LOTS 3.01 & 6; AND BLOCK 204, LOT 1

A motion was made by Mr. Hlubik, seconded by Mr. McMahon to approve Resolution 2019-09. Roll call was taken: Mr. Kelly-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Chairman Panfili-yes; Mr. Pollack-yes; All were in favor, with the exception of Ms. Koetas-Dale and Mr. Liedtka who recused, motion carried

2019-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVALS WITH VARIANCES TO PSE&G FOR IMPROVEMENTS TO THE WARD AVENUE SUBSTATION ON BLOCK 107, LOTS 10.02, 10.04, 10.05 AND 11 (503 WARD AVENUE)

It was mentioned that a condition of approval was that the applicant put security locks on the gates and provide an emergency contact number. Mr. Kelly also asked that the May minutes reflect that there was a discussion regarding if a bypass road was ever to go in that it could go through this property without issue. The applicant was going to check on this and that it too would be a condition. Mr. McMahon stated that no permits can be

issued unless the conditions are met.

A motion was made by Mr. Hlubik, seconded by Mr. Markley to approve Resolution 2019-10 (with conditions). Roll call was taken: Mr. Kelly-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Chairman Panfili-yes; Mr. Pollack-yes; All were in favor with the exception of Ms. Koetas-Dale and Mr. Liedtka who recused, motion carried.

APPLICATION FOR ACTION

HPC Applications

Eric Tally-485 Main Street, Block 301, Lot 4. Replace windows, replace storm door.

A motion was made by Mr. Markley second by Mr. Kelly to approve the application. Roll call vote was taken:

Mr. Kelly-Abstained; Mr. Hlubik-yes; Mr. Markley-yes; Mr. Liedtka-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Pollack-yes. All were in favor, motion carried.

Nancy Mutnick-37 Church Street, Block 301, Lot 1. Replace vinyl siding, replace front door, replace front porch, and replace windows.

A motion was made by Mr. Kelly second by Mr. Liedtka to approve the application. Roll call vote was taken:

Mr. Kelly-Abstained; Mr. Hlubik-yes; Mr. Markley-yes; Mr. Liedtka-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Pollack-yes. All were in favor, motion carried.

Applications

George & Diana Schumm 19 Chesterfield-Georgetown Rd, Block 900, Lot 14.03. Minor Subdivision with Variance review.

Mr. and Mrs. Schumm were sworn. Mrs. Schumm testified that they have slightly under 2 acres and their house sits off centered. They would like to subdivide into 2 lots and build a smaller house for themselves so that their daughter can move into the existing house. Due to the size of the lots the applicant will need both County and Township Board of Health approval for the septic and well designs. The applicant testified that they have already received County Approval. The applicant agreed to comply with the Engineers letter dated May 8, 2019.

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

A motion was made by Mr. Markley second by Mr. Liedtka to approve the application. A roll call was taken:

Mr. Kelly-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. Liedtka-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Pollack-yes. All were in favor, motion carried.

CORRESPONDENCE

None

DISCUSSION

Area Study – Block 1102, Lot 6.03 and Block 1103, Lot 8.01.

Ms. Specca put together a Preliminary Investigation of an Area in Need of Non-Condensation Redevelopment. Springfield Township did an area in need of redevelopment for the same area in 2018. The front part of Wawa is in Springfield and the area in the back which is a wooded area is in Chesterfield. The front part of AmeriGas is in Chesterfield and the back half is in Springfield. She went through all of the criterion which is outlined in her presentation booklet.

Chairman Panfili opened the discussion up to the public. Hearing none the public portion was closed.

A motion was made by Mr. Markley second by Mr. Pollack to recommend the Township Committee declare these areas for redevelopment and or rehabilitation and do a final designation. A roll call was taken:

Mr. Kelly-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. Liedtka-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Pollack-yes. All were in favor, motion carried.

ITEMS NOT ON THE AGENDA

The board had a short discussion regarding two informal applications. A solar project being proposed in an Ag Zone, the Kuser application to lock down approved uses.

INVITATION FOR PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Mr. Liedtka seconded by Ms. Koetas-Dale to adjourn. All were in favor, meeting adjourned at 7:55 PM.

Respectfully submitted,
Aggie Napoleon, Secretary