

CHESTERFIELD TOWNSHIP PLANNING BOARD

August 20, 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; Denise Koetas-Dale; Lido Panfili; Garry Pollack; Absent: Jeremy Liedtka; Glenn McMahon and Jon Davis. Professional Staff: Chuck Petrone, Attorney; Joe Hirsh, Engineer and Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

July 16, 2019 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Kelly to approve the July 16, Regular minutes. All were in favor with the exception of Ms. Koetas-Dale and Chairman Panfili, who abstained. Motion carried.

RESOLUTIONS

None

APPLICATION FOR ACTION

HPC Applications

Diana & George Schumm 19 Chesterfield-Georgetown Rd. New Home Construction

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

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

Crosswicks Monthly Meeting Friends 483 Main St. Install Fence

A motion was made by Mr. Kelly second by Mr. Spence to approve the application:

Roll call vote was taken:

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

Applications

Michael & Barbara Galati 2 Fenton Lane. Minor Subdivision

Mr. Singer, Attorney for the application testified that the applicant is seeking to enlarge lot 9.02 from 9.03 to allow the existing driveway to be on lot 9.02 and also to add a little land to lot 9.02. Mr. Galati was sworn. He testified that he would like to correct the property line and follow the existing curb line. Mr. Hirsh stated that the proposed changes to Lot 9.02 are Lot area: from .589 acres to .593 acres; Lot width from 150.00 to 154.00;

Lot Frontage from 173.6 to 181.63 and Side Yard Setback from 28.9 to 25.6. Due to the layout the existing non-conformities one will be illuminated and 3 will be adjusted.

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

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

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

2018 Monmouth Wrightstown, LLC (Wawa) 210 Georgetown-Wrightstown Rd.
Preliminary and Final Major Site Plan, Bulk Variance.

Keith Davis, Attorney for the applicant testified that his client is the developer for Wawa. The property is located in Springfield and Chesterfield on 3.9 acres. They propose to construct, establish and maintain an approximately 5,585 sq. foot Wawa food market and gasoline dispensing facility with five fuel pumps with site improvements. No variances are needed it's a permitted use, however they are asking for waivers.

Paul Mutch, Engineer with Stonefield Engineering was sworn. Exhibit A-1 Arial View was marked showing the existing Wawa located in Springfield Twp. And non-development in Chesterfield Twp. The plan is to encumber the entire site and modernize the building. Springfield approved the development at their July meeting. Exhibit A-2 Colorized rendering of site plan and landscape plan was marked. The proposed building will now be centered on the site. The driveways will be pulled away from the intersection which will allow indirect access. There is also a County intersection plan adding curbing and sidewalks. The driveways will be constructed to allow large trucks access, the site will accommodate delivery trucks. Deliveries are the same as currently existing the gas deliveries will be one to two times per day as needed. The signage will be located in Springfield Twp. The only sign in Chesterfield is mounted on the back of the building, there will be a front and back entrance to the building. Required buffer to have little impact on the neighbors, the applicant agreed to work with the Planner in regard to the species of plantings. A request for a waiver for the amount of trees, due to the limited space an additional 6 trees can be planted. A waiver is requested for adding slope plantings into the basins. The lighting will be shielded and away from the residents with 0 foot candles around the entire property. A waiver is requested for the lighting 5-6 footcandles to exceed the maximum of 2 footcandles; Mr. Mutch testified that they will be LED lights under canopies and this design is for safety. The existing well and septic will be removed and the new septic and well have been County and State approved. They will be scaling the basins up along the frontage which will meet all regulations with Springfield, Chesterfield and the County. Exhibits A-3 and A-4 Architectural Designs. The applicant agreed to all the comments from the Professionals review letters.

Mr. Kelly asked about the affordable housing obligations, Mr. Davis stated that they are responsible for 2 ½ percent and the Township Tax Assessor will determine the amount and the fee will be paid.

Ms. Specca asked the applicant to provide tree protection plan for the surrounding neighbors to protect the trees that will remain. Applicant agreed to work with the Planner to select the species. She agrees the waiver is appropriate for the nine trees in the parking lot. In response to the Environmental Commissions letter, Chesterfield doesn't have an ordinance regarding the no net loss program. The applicant agreed to submit an irrigation plan. Ms. Specca stated the architecturals are appropriate and there are no wet lands or flood hazards. All gas pumps will meet DEP Standards.

John Corak, Engineer was sworn. Mr. Corak completed a traffic impact study during peak hours, during the morning approx. 303 trips in and out and in the evening approx. 122 in and out. With the improvements and adding the gas pumps the increase estimate will be 161 total trips in the morning and 265 total trips in the evening. In respect to the County improvements allowing a left turn lane access into the site from Monmouth Road

Chairman Panfili opened the meeting for public comment.

Kathy Shummway-Tunney, 745 Monmouth Road. She owns the property adjacent to the site, her concern is the amount of traffic and also the concern for the idling of the delivery trucks and asked who was responsible. She is concerned with the increased pollution and that more trees planted would absorb the emissions. Also the amount of trash, currently there are only 2 trash receptacles and it's an ongoing issue that trash is on the ground. Mr. Davis stated that there will be more receptacles on site. He also stated that littering and idling are violations by ordinance and should be handled by law enforcement. She expressed concern regarding the drainage, Mr. Hirsh stated that there will be two new basins installed that will keep the drainage on the property.

Michael Ripinsky, 6 Cebulka Drive. He expressed his concern with the noise of the delivery trucks after 10pm sometimes deliveries are 2 or 3 in the morning. He was informed that the delivery times are up to the individual delivery companies and not Wawa.

Hearing no further comment, the public portion was closed.

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

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

CORRESPONDENCE

None

DISCUSSION

None

ITEMS NOT ON THE AGENDA

Mr. Kelly suggested that the board discuss the no net loss in the future. Ms. Specca agreed to look into this in her yearend report

INVITATION FOR PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Markley to adjourn. All were in favor, meeting adjourned at 8:18 PM.

Respectfully submitted,

Aggie Napoleon, Secretary