

CHESTERFIELD TOWNSHIP PLANNING BOARD

September 17, 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: F. Gerry Spence; Michael Russo; Gerard Hlubik; Chris Markley; Glenn McMahon; Denise Koetas-Dale; Lido Panfili; Jon Davis and Garry Pollack; Absent: Brian Kelly and Jeremy Liedtka. Professional Staff: Doug Heinold, Attorney and Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

August 20, 2019 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Hlubik to approve the August 20, Regular minutes. All were in favor with the exception of Mr. Davis, who abstained. Motion carried.

RESOLUTIONS

2019-13 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO 2018 MONMOUTH WRIGHTSTOWN, LLC (WAWA) 210 GEORGETOWN-WRIGHTSTOWN ROAD, M BLOCK 1102, LOT 6.03

Mr. Heinold stated that Mr. Patrone had made a couple of spelling errors and that he would fix them and send a revised resolution to the Secretary.

A motion was made by Mr. Spence seconded by Mr. Markley to approve Resolution 2019-13 with the spelling corrections. All were in favor with the exception of Mr. Davis who abstained. Motion carried.

2019-14 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO MICHAEL & BARBARA GALITI FOR PROPERTY AT BLOCK 203, LOTS 9.02 AND 9.03 ON BORDENTOWN-CROSSWICKS ROAD.

A motion was made by Mr. Spence seconded by Mr. Pollack to approve Resolution 2019-14. All were in favor with the exception of Mr. Davis who abstained. Motion carried.

APPLICATION FOR ACTION

HPC Applications

Cynthia & Joseph Malison 10 Chesterfield-Georgetown Rd. Re-Siding and replacement windows. At this point they are only doing windows when and if they decide to do siding

they will come back to the HPC.

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

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

Haverford Associates, LLC 438 Ellisdale Road. New Home Construction

A motion was made by Mr. Russo second by Mr. McMahon to approve the application:

Roll call vote was taken:

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

Applications

None

CORRESPONDENCE

Crestwood Construction – Request for 2 year Extension

Mr. Heinold stated that Crestwood Construction has an existing preliminary approval for a subdivision for 25 single family home development. Mr. Bruce Sattin, Attorney for the application stated that the prior approval gave an access to the site from an easement off of Fenton lane. In Phase one the owner of the property relocated their home and built a garage in the easement. The Traditions development is adjacent and now the sewer lines are through the development also Bentley drive was constructed which will give construction access to the Crestwood Development. Crestwood has agreed to put up a bond for any damage done to the roads. Also agreed will be a sign placed at the entrance of their property off Bentley Drive notifying residents of another development coming. They agreed to revisit the center square when they come back for final approval.

The Chairman opened the discussion up for public comment. Hearing none the public portion was closed.

A motion was made by Mr. Spence second by Mr. Russo to approve the 2 year extension from December 31, 2018 through the December 31, 2020. A roll call was taken:

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

Area in Need of Redevelopment (Hamilton Uniform)

Ms. Specca prepared a slide presentation. The property is located at the corner of Ellisdale Road and Chesterfield-Crosswicks Road. The Planning Board's responsibility is to investigate and recommend to the Township Committee. Ms. Specca went through the history of the site. The site met 3 of the 8 criterion therefore it could be recommended to the Township Committee as an area in need of redevelopment. The potential buyer agreed to renovate the blacksmith shop which is the only existing building remaining. The building is on the right of way however the County stated because it is an existing structure and as long as it is not moved it can remain. The Township can designate the area anyway they see fit; zoning, setbacks, architectures, density, bulk standards, historic standards etc., which will fix a problematic site.

The Chairman opened the discussion up for public comment. Hearing none the public portion was closed.

A motion was made by Mr. Spence second by Mr. Markley to recommend the area in need of redevelopment to the Township Committee. A roll call was taken: Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Ms. Koetas-Dale-abstain; Chairman Panfili-yes; Mr. Davis; Mr. Pollack-yes. All were in favor, motion carried

DISCUSSION

None

ITEMS NOT ON THE AGENDA

Ms. Specca informed the board that she looked into the No Net Loss Program that was brought up by the Environmental Commission. The down side to having this required is the cost to the Township for maintenance and the issue of where they would be planted. On a case by case basis Chairman Panfili stated due to our strong Master Plan, if the board felt it should be done they could put it in as a condition of approval.

INVITATION FOR PUBLIC COMMENT

Jamie Harper – 144 Bordentown-Crosswicks Road. They would like to replace the side window with a sliding patio door. They were denied by the Zoning Officer because they are not consistent with Architectural Design Standards (sliding glass doors must not be visible from public right of way or public places. They are an end corner lot and therefore between Ms. Specca and Mr. McMahon they will try to come up with a solution.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Markley to adjourn. All were in favor, meeting adjourned at 8:16 PM.

Respectfully submitted,

Aggie Napoleon, Secretary