

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

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

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

Mr. Kelly for the HPC application regarding Church Street.

### **MINUTES**

#### March 19, 2019 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Markley to approve the March 19, 2019 Regular minutes. All were in favor. Motion carried.

### **RESOLUTIONS**

None

### **APPLICATION FOR ACTION**

#### **HPC Applications**

James & Lori Egan-12 Church St. Installing a 3.5-4 ft. pressure treated white picket fence in the back yard. HPC Approved in a meeting on 4/10/19. A motion was made by Mr. Spence second by Mr. Hlubik to approve the application.

Roll call vote was taken:

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

Alyssa Hart-414 Ellisdale Rd. Chimney renovation due to a leak, roof replacement, repair walkway and replace screen doors. HPC approved in a meeting on 4/10/19. A motion was made by Mr. Spence second by Mr. Markley to approve the application.

Roll call vote was taken:

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

Myra Willie-9 Chesterfield-Georgetown Rd. Replacement of 8 windows. HPC approved in a meeting on 4/10/19. A motion was made by Mr. Spence 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; Chairman Panfili-yes; Mr. Davis-yes; Mr. Pollack-yes. All were in favor, motion carried.

Joseph Estock 569 Chesterfield-Arneytown Rd, Bulk Variance

Mr. Estock was sworn. He testified that he would like to construct a 30 x 40 garage which will be located 3 feet from the property line. The minimum setback is 1.5 times the building height, therefore 30 feet is required; the applicant is proposing 3 feet. It will be used for personal use, there will be no outside storage. The neighbor is farm preserved and is aware of his intentions. He would like to run electric to the garage in the future. Chairman Panfili informed the applicant that a letter would need to be sent by him to the Burlington County Board of Health in regard to the location of the well.

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

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

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

Stanley Archer & Evelyn Popp 101B Hogback Rd., Minor Site Plan, Bulk Variance & Conditional Use.

Mr. Archer and Ms. Popp were sworn. They would like to install a ground mounted solar array which will feed the two houses on their property. They are in the Ag Zone and have 32 pine trees which will block the view, they have no neighbors and they own the adjacent property. They have been hit several times by lightning and because of the procedure that is sometimes followed by fire departments with solar panels on the roof its dangerous to apply water and they don't want to take that chance. They are asking to put 3 ¼ clean stone in replace of a meadow around the array its next to the house they have a dog and their grandchildren play outside and stone will reduce the amount of ticks.

Mr. Hirsh went through his review letter dated April 2, 2019. The site plan submitted was sufficient. The 23.10KW is justifiable for the use for both houses. He has no issue with clean stone and Ms. Specca agreed. The array is within all setback requirements and is substantially screened.

Ms. Specca went through her review letter dated April 5, 2019. She questioned the location of the electric trenches. Ms. Archer provided a map layout which was marked Exhibit A-1, which shows the location of the array and the utility lines. A correction needs to be made to the Caution Placard from roof mounted to ground which the applicant has already notified the company that it needs to be changed, it won't pass inspection unless it's correct. A sketch of the plan should be submitted to the fire department.

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

A motion was made by Mr. Spence 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; Chairman Panfili-yes; Mr. Davis-yes; Mr. Pollack-yes. All were in favor, motion carried.

Chesterfield LLC Old York Road, Amended Preliminary & Final Major Site Plan, Commercial Use.

Peter Klouser, Attorney informed the board that this is Phase 7B, the mix commercial use which is a mirror image of Phase 7A. They are seeking the same variance as previously

granted in February 2017 for the Use variance to allow the two apartments to be on the first floor and relief for the height of the building and also technical use variances for the signage. The difference in this application is the curve in the right of way they are seeking a setback variance. Bill Lane, Engineer and Rob Adinolfi were sworn. An Overall Planning Exhibit was marked as Exhibit A-1 showing Phase 8 with 7A to the east and 7B to the west. There is 18,894 sq. ft. of retail space, 2 residential units on the first floor, 15 residential units on the second floor, 7 street parking spaces and 112 parking spaces in the rear of the building. There are 2 dumpsters in the back; 8 proposed street trees along Saddle and approx. 80 trees and shrubs to the rear of the building. 100 watt fixture lights along Saddle Way and 18 lights in the parking lot. The only difference from phase 7A is a bulk variance is requested for the buffer setback in the right of way, there is no impact visibly. The applicant agreed to work with Township Planner on the walkways, plantings and signage and architectural. Mr. Adinolfi marked a picture of the building as Exhibit A-2. They are seeking variances for the signage the same as was approved in 7B. The applicant also agreed to all the comments in the Engineers letter dated April 16, 2019. Ms. Specca stated that in the previous resolution it stated that someone in Old York Village commercial was to provide an amenity for all that the Township had given up during the construction of Traditions. Ms. Specca's professional opinion is that Renaissance has gone above and beyond making the buildings extraordinary. Chairman Panfili and the board believes they have met their obligations. The board thanked the applicant for the work they put into making it look as great as it does. There was a short discussion on the retail spaces, Mr. Adinolfi will put together a list of viable retailers that would possibly be interested in renting a space that perhaps the Township could help spread the word. Mr. Heinold will reference that the prior condition was discussed and the condition of an amenity obligation in Resolution 2017-08 has been satisfied and the condition is released.

In regard to a sign out front, Mr. Adinolfi stated that once the construction is complete and the board feels an entrance sign is needed, he agrees to discuss it further at that time. Ms. Specca stated that the affordable housing obligation has been met. The breezeway sign lettering should be smaller and made of plastic, the sign will be on both sides, the applicant agreed to work with the Planner. They will be using the same color pallets just not mirrored with the building adjacent, also agreed to work with the Planner.

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

A motion was made by Mr. Spence second by Mr. Markley to approve the D Variance for the residential units on the first floor. A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Chairman Panfili-yes; Mr. Davis-yes. All were in favor, motion carried.

A motion was made by Mr. Spence second by Mr. Kelly to approve the Amended Preliminary and Final Site Plan for Phase 7B. A roll call was taken:

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

## **CORRESPONDENCE**

HPC Procedures for construction or demo permits. The Township Administrator put together procedures for the HPC, Construction Office and Planning Board to follow. The board had a short discussion and there were a few comments from the board that the secretary asked them to email her the comments and she would then pass them along to the Township Administrator.

In regard to the 614 Chesterfield-Arneytown Road HPC Application. The HPC had a special meeting and the applicant agreed to remove the noncompliant roofline and to reconstruct the roof according to the approved plan. The HPC also approved the garage design with minor conditions.

A motion was made by Mr. Spence second by Mr. Kelly to approve the HPC recommendations in their letter dated March 27, 2019. A roll call was taken:

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

## **DISCUSSION**

Resolution 2019-3-8, Areas in need of redevelopment. First stage is to authorize Ms. Specca to move forward, next will be to notice and have a public hearing and the last step is to notify the Governing Body whether the area qualifies or not.

A motion was made by Mr. Russo second by Mr. Davis to move forward with the review. A roll call vote was taken:

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

## **ITEMS NOT ON THE AGENDA**

None

## **INVITATION FOR PUBLIC COMMENT**

None

## **ADJOURNMENT**

A motion was made by Mr. Spence seconded by Mr. Kelly to adjourn. All were in favor, meeting adjourned at 8:49 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary