

CHESTERFIELD TOWNSHIP PLANNING BOARD

January 21, 2020

The secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:00PM. The Open Public Meetings Statement was read and compliance noted Mr. Davis; Ms. Koetas-Dale; Mr. McMahon; Mr. Panfili; Mr. Pollack; Ms. Romeu and Ms. Shah declared their Oaths of Allegiance. Mr. Davis was appointed as a Class IV member for a four-year term; Ms. Koetas-Dale was appointed as a Class III member for a one-year term; Mr. McMahon was appointed as a Class II member for a one-year term; Mr. Panfili was appointed a Class I member for a one-year term; Mr. Pollack was appointed as Class IV member for a one-year term; Ms. Romeu was appointed a 2nd Alternate for a one-year term and Ms. Shah was appointed as a 1st Alternate for a two-year term.

Roll call was taken showing present: Brian Kelly, F. Gerry Spence; Mr. Davis; Lido Panfili; Glenn McMahon; Ms. Koetas-Dale; Garry Pollack; Aparna Shah and Rita Romeu. Absent: Gerard Hlubik and Chris Markley. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Lisa Specca Planner.

The Secretary asked for nominations for Chairman. Mr. Spence nominated Mr. Kelly, seconded by Mr. Panfili. There being no other nominations, nominations were closed. All were in favor of Mr. Kelly for Chairman.

The Secretary asked for nominations for Vice Chair. Mr. Spence nominated Mr. Davis, seconded by Mr. Panfili there being no other nominations, nominations were closed. All were in favor of Mr. Davis for Vice Chairman.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

December 17, 2019 Regular Meeting

A motion was made by Mr. Panfili seconded by Mr. McMahon to approve the December 17, 2019 Regular Meeting Minutes. All were in favor, with the exception of Chairman Kelly; Mr. Spence; Ms. Shah and Ms. Romeu who abstained, motion carried.

RESOLUTIONS

2019-18 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING DRIVEWAY WIDTH VARIANCE APPROVAL TO CHARLES RUSSO AT 20 CANTER PLACE (BLOCK 206.214, LOT 11)

A motion was made by Mr. Panfili, seconded by Mr. Davis to approve Resolution 2019-18. All were in favor with the exception of Mr. Spence; Chairman Kelly; Ms. Shah and Ms. Romeu who abstained, motion carried.

2019-19 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO THOMPSON SOUTH, LLC AT HERMAN BLACK ROAD (BLOCK 1102, LOTS 22.01 AND 22.02)

A motion was made by Mr. Pollack, seconded by Mr. McMahon to approve Resolution 2019-19. All were in favor with the exception of Mr. Spence; Chairman Kelly; Ms. Shah and Ms. Romeu who abstained, motion carried.

2019-20 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING WAIVER APPROVAL FOR PATIO AND SIDE DOOR TO KYLE AND JAIME HARPER AT 144 BORDENTOWN-CROSSWICKS ROAD (BLOCK 107.01 LOT 1)

A motion was made by Mr. Panfili, seconded by Ms. Koetas-Dale to approve Resolution 2019-20. All were in favor with the exception of Mr. Spence; Chairman Kelly; Ms. Shah and Ms. Romeu who abstained, motion carried.

2020-01 Resolution Designating Regular Meeting Time and Place

A motion was made by Mr. Spence, seconded by Mr. Panfili, to approve Resolution 2020-01. All were in favor, motion carried.

2020-02 Resolution Appointing Doug Heinold as Attorney for the Chesterfield Township Planning Board.

A motion was made by Mr. Spence, seconded by Ms. Koetas-Dale, to approve Resolution 2020-02. All were in favor, motion carried.

2020-03 Resolution Appointing Joseph Hirsh of Environmental Resolutions Inc. as Engineer for the Chesterfield Township Planning Board.

A motion was made by Ms. Koetas-Dale, seconded by Ms. Spence to correct the Resolution number from 2019-03 to 2020-03. All were in favor, motion carried.

A motion was made by Mr. Spence, seconded by Mr. Pollack, to approve Resolution 2020-03 with the correction. All were in favor, motion carried.

APPLICATIONS FOR ACTON

Cellco Partnership d/b/a Verizon Wireless Minor Site Plan/Conditional Use – Ellisdale Road, Block 302, Lot 13.25

Alyson Fritzges, Attorney; Todd Gannon, Site Acquisition Consultant; Shawn Sacks, Engineer; Andrew Petersohn, Radio Frequency Engineer; James Kyle, Planner were sworn.

Ms. Fritzges submitted Exhibits A-1 through A-16 which was included with the application packet. The applicant is seeking to install 9 cellular communications antennas on the top of an existing water tower. They are asking for a landscaping waiver, the area is already buffered.

Mr. Gannon testified that the access is gravel and will be off of Ellisdale Road. The

lighting will be either motion or on a timer for proper lighting and security when the technician is there. The Cell Technician will due regular maintenance when needed by using a lap top to check the system. The site is monitored 24/7 and they will do annual inspections. If the equipment were no longer being used, Verizon would remove it.

Mr. Sacks testified that the antennas will be placed on the southeast corner, the structure will be surrounded by a 6 foot chain link fence. They are leasing 484 sq. ft. at the base which will have two 6 feet tall cabinets, a diesel generator and two utility frames on a concrete pad at the base. The antennas will be 143.6 feet. The generator is 30kw, it will run once a week and will be monitored remotely. The noise level is 65 decibals which is below the ordinance limit. It will run approximately 10-15 minutes during testing. The fence will go inside the existing 8 foot fence which is already buffered. Mr. Hirsh stated that as a condition ERI will inspect the installation and if supplemental screening needed it can be required to which the applicant agreed. No vegetation will be disturb when bringing in equipment.

Mr. Petersohn explained why this site is adequate to fill in a coverage gap for Verizon customers. It will provide an additional 1.5 mile in building and 2 miles in vehicle coverage. They are in compliance will all FCC regulations in regard to electronic exposure levels.

Mr. Kyle testified that the applicant agrees to paint the antennas the same color as the water tank. The location will not have any detrimental impact nor will it have an impact on property values

Exhibit A-18 will be circulated via email. Exhibits A-1 through A-18 were marked.

The applicant has agreed will all conditions and recommendations in the Professionals letters.

Chairman Kelly opened the meeting for public comment.

Mike McKeen of Crosswicks stated that there are a lot of wires hanging to low through the village of Crosswicks

Public portion was closed.

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

A roll call was taken:

Chairman Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes; Ms. Shah-yes; Ms. Romeu-yes. All were in favor, motion carried.

INVITATION FOR PUBLIC COMMENT

Mike McKeen expressed concern regarding the discussion with the Township Committee on making New Street a one way coming in from the Post Office, this will make more traffic on Main St and it will be very difficult to make the turn from Main onto New.

He would like to see a crosswalk sign be put on New Street and Main Street by the Osteria also putting a crosswalk in the middle of Main St by the curve may help. Ms. Romeu and Ms. Koetas-Dale informed him that the County has been doing a study and the Township Committee should have a report by the end of February. The input from the residents is important in making the decision regarding the one way. Mr. Heinold explained what the definition of what a redevelopment zone is.

DISCUSSION

Land Use Board Member Training Materials

The Municipal Joint Insurance Fund put together booklet to provide a general understanding of the legal principles pertaining to governmental operations. Mr. Heinold went through the training material with the board members.

CORRESPONDENCE

End of year overview from Glenn McMahon, Zoning Officer
Mr. McMahon will have the report for the February meeting.

ITEMS NOT ON THE AGENDA

None

ADJOURNMENT

There being no further business, a motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned @ 8:54 PM.

Respectfully submitted,

Aggie Napoleon, Secretary