

CHESTERFIELD TOWNSHIP PLANNING BOARD
November 16, 2021

The meeting of the Chesterfield Township Planning Board was called to order by Madam Chair Shah at 7:04PM. The Open Public Meetings Act statement was read and compliance noted

Roll call was taken showing present: Aparna Shah; F. Gerry Spence; Gary Pollack; Gerard Hlubik; Peter Brittain; Michael Nei; Glenn McMahon; Belinda Blazic; Mathew Harned. Absent: Lido Panfili and Albert Paulsson. Professional staff present: Doug Heinold, Solicitor; Charles Sabatini, Engineer

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

October 19, 2021 Regular Minutes

A motion was made by Mr. Spence second by Mr. Pollack to approve the October 19, 2021 minutes. All were in favor, motion carried

RESOLUTIONS

2021-15 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO APARAJIT SHRIVASTAVA FOR PROPERTY AT BLOCK 202.20, LOT 1 AT 47 RECKLESSTOWN WAY.

A motion was made by Mr. Spence seconded by Mr. McMahon to approve Resolution 2021-15. A roll call vote was taken:

Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned-yes. Motion carried.

2021-16 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD MEMORIALIZING GRANT OF COA APPROVAL TO MADISON LASKE AND JACOB SCHNEIDER FOR PROPERTY AT BLOCK 200, LOT 12 AT 8 CHURCH STREET.

A motion was made by Mr. Spence seconded by Mr. Pollack to approve Resolution 2021-16. A roll call vote was taken:

Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned-yes. Motion carried.

HPC APPLICATION FOR ACTION

None

APPLICATIONS FOR ACTION

Fenick 463, LLC – 463 Main Street, Block 300, Lot 5.02 Minor Subdivision

Mr. George Hulse, Attorney for Fenick 463, LLC stated that they are seeking a minor subdivision with waivers. The proposal is to further subdivide Lot 5.02 to allow driveway access to the existing 3 lots and existing 1 lot to expand the backyard on New Street. Lot 3.01 requires a variance for lot frontage on New Street where 40 ft. is required and 15.29 ft. is proposed. Lot 3.02 requires lot frontage on New Street where 40 ft. is required and 34 ft. is proposed also Lot 3.02 requires a lot width variance on New Street where 40 ft. is required and 34 ft. is proposed. Mr. Vince Pocino was sworn. Mr. Pocino stated that he is requesting to subdivide into four parcels to extend the backyard of Lot 4. Exhibit A-1 (application) Exhibit A-2 (Amended Plot Plan) and Exhibit A-3 (Rendering of revised lots), Plan shown to the public were marked. Mr. Hulse stated that they are not asking for additional subdivisions rather they are adding additional property to the existing lots so that driveways can be put in on New Street for off street parking. Mr. McMahon mentioned that a design waiver for the driveway apron would be required which was agreed.

A motion was made by Mr. Spence second by Mr. Pollack to open for public comment. Hearing none, a motion was made by Mr. Spence second by Ms. Blazic to close public comment.

A motion was made by Mr. Spence second by Mr. Hlubik to approve the application with the conditions stated.

A roll call was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned-yes. All were in favor, motion carried.

CORRESPONDENCE

Freshwater Wetlands and Flood Hazard Area Permit Application for Block 701, Lot 1.02.

DISCUSSION

2022 Budget

Madam Chair Shah suggested the board increase the Special Planning Project to 8,000 due to the Professional work needed for the Crosswicks bulk standard, Master Plan and TDR. This increase is based on estimates.

INVITATION FOR PUBLIC COMMENT

A motion was made by Mr. Hlubik second by Mr. Pollack to open to public comment, all were in favor, motion carried.

Agnes Marsala-42 Cromwell Drive. Ms. Marsala said that the trees are being removed at the Old York Country which is effecting the storm water run off. Blacks Creek is very important to all that draw water from there.

Valerie Jones-21 Buttonwood St. Ms. Jones stated that she is pleased with the change to 8,000 sq. ft. minimum lot sizes in Crosswicks.

Lorri Thier-153 Chesterfield-Crosswicks Road. Ms. Their asked the board what the status

of the redevelopment study for Ward Ave is and also what the status is for the Department of Corrections property? Mr. McMahon said that the Township has sent letters to the Department of Corrections and we haven't received a response. As far as the redevelopment study, no study has been done yet. Mr. Heinold stated that the study has been put on hold.

April Sette-202 Old York Road. Ms. Sette asked the board if there were permits submitted to the Township for tearing up the 8th hold at the Country Club? Mr. Heinold explained that there is nothing before this board. The letter regarding the wetland permits was sent from DEP and any questions should be directed to them.

Hearing nothing further, a motion was made by Mr. Spence second by Ms. Blazic to close public comment.

Mr. Heinold stated that there has been no applications from Old York Country Club regarding any development. When an application is submitted to the Planning Board and once a decision is made, if the applicant doesn't go by the approval then the enforcement is not done by the Planning Board, the violation is done through the Townships Construction Official.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:47 PM.

Respectfully submitted,
Aggie Napoleon, Secretary