

**CHESTERFIELD TOWNSHIP PLANNING BOARD**

**November 22, 2022**

The meeting of the Chesterfield Township Planning Board was called to order by Vice Chair Nei at 7:00PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: F. Gerry Spence; Gary Pollack; Gerard Hlubik; Peter Brittain; Michael Nei; Glenn McMahon; Belinda Blazic; Raymond Lumio; Jamie Hart. Absent: Aparna Shah and Lido Panfili. Professional staff present: Doug Heinold, Solicitor; Joe Hirsch, Engineer; Chris Dochney, Planner

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

None

**MINUTES**

September 20, 2022 Regular Minutes

A motion was made by Ms. Blazic seconded by Mr. Pollack to approve the September 20, 2022 Regular minutes. All were in favor with the exception of Mr. Spence who abstained. Motion carried.

September 27, 2022 Special Meeting Minutes

A motion was made by Mr. Pollack seconded by Mr. Hlubik to approve the September 27, 2022 Regular minutes. All were in favor with the exception of Mr. Spence who abstained. Motion carried.

**RESOLUTIONS**

2022-09 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVALS TO DAVID AND COLLEEN GALLINA FOR PROPERTY AT BLOCK 1002, LOT 3 AT 570 CHESTERFIELD-ARNEYTOWN ROAD.

A motion was made by Ms. Blazic, seconded by Mr. Pollack to approve Resolution 2022-09. All were in favor with the exception of Mr. Spence who abstained. Motion carried.

2022-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY AND FINAL SITE PLAN, USE VARIANCE AND BULK VARIANCE APPROVAL TO FELLOWSHIP CROSSPOINT CHURCH FOR PROPERTY AT BLOCK 502, LOT 17 AT 187 CROSSWICKS-CHESTERFIELD ROAD

A motion was made by Ms. Blazic, seconded by Mr. Pollack to approve Resolution 2022-09. All were in favor with the exception of Mr. Spence who abstained. Motion carried.

2022-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD RECOMMENDING THE ADOPTION OF THE OLD YORK COUNTRY CLUB REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDVELOPMENT AND HOUSING

A motion was made by Ms. Blazic, seconded by Mr. Pollack to approve Resolution 2022-11. All were in favor with the exception of Mr. Hlubik who opposed and Mr. Spence who abstained. Motion carried.

2022-12 RESOLUTION RECOMMENDING AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT TO THE TOWNSHIP COMMITTEE (THREE AREAS: WARD AVENUE AREA, FORMER FIRE STATION AREA, AND FORMER MUNICIPAL BUILDING AREA).

A motion was made by Ms. Blazic, seconded by Mr. Pollack to approve Resolution 2022-12. All were in favor with the exception Mr. Spence who abstained. Motion carried.

### **HPC APPLICATION FOR ACTION**

- None

### **APPLICATIONS FOR ACTION**

Kenan Daglia & Sebnem Cercioğlu – 225 Bordentown-Georgetown Rd., Block 801, Lot 14.01. Minor Subdivision

Ms. Sebnem Cercioğlu were sworn. Ms. Linda Osman, Attorney representing the applicant stated that first action is to determine that it is a minor subdivision. Mr. Heinold informed the board that the Township has an Ordinance for creeping major subdivisions which is to prevent an application to file a series of minor subdivisions to avoid a major subdivision. Ms. Osman stated that the initial subdivision was 47 years ago and due to the time lapse it doesn't meet the critical for a creeping subdivision, Mr. Heinold agreed. Ms. Osman stated that the applicant is agrees to all the comments and recommendations from the Township Engineers review letter. In regard to the size of the property Ms. Osman suggested relying on the survey which show approx. 61.525 acres. The applicant would like to subdivide into 2 lots, one at 23.28 acres and the other 37.95 acres. There is no need for an easement the plan provides driveway access.

A motion was made by Mr. Hlubik second by Mr. Lumio to open the meeting for public comment. All in favor, motion carried.

Hearing none, a motion was made by Mr. Spence second by Mr. Pollack to close public comment. All in favor, motion carried.

A motion was made by Ms. Blazic second by Mr. Nei to approve the application. A roll call vote was taken:

Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahan-yes; Ms. Blazic-yes; Mr. Lumio-yes; Ms. Hart-yes. Motion carried.

Alison E. Wirth -45 Chesterfield-Crosswicks Rd., Block 302, Lot 23, Bulk Variance.

Alison Wirth and Rich Davila were sworn. Mr. Davila stated that they are applying to install a 10 x 20 foot shed and the actual height is 12 foot to be installed at the end of the driveway. Mr. Hirsh stated that a bulk variance is required for a minimum distance for an

accessory structure to the property line or a building on the same lot to be the minimum of height of the structure but not less than 10 feet. The applicant is proposing a 4 foot side yard setback where 12 feet would be required. The applicant testified that the shed would be used for storage. The shed is prefab and will sit on the stone driveway.

A motion was made by Mr. Spence second by Mr. Lumio to open the meeting to the public. All in favor, motion carried.

Al Cook – 43 Crosswicks-Chesterfield Rd. He has no objection to the application.

Hearing no further comment a motion was made by Mr. Spence second by Mr. Pollack to close public comment.

A motion was made by Mr. Spence second by Mr. Pollack to approve the application with the condition a hedgerow will be planted. A roll call vote was taken:  
Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Lumio-yes; Ms. Hart-yes. Motion carried.

## **CORRESPONDENCE**

Memo from Environmental Commission regarding replacement of trees and shrubs at Wawa.

Mr. Hirsh stated that he notified Wawa in mid-June that before the performance bond would be released that there is landscaping that will need to be replaced. Once everything is replanted and the basins are re surveyed they will be on a 2 year maintenance bond.

## **DISCUSSION**

Ordinance 2022-17 Amending Ordinance 2022-15 which adopted the Old York Redevelopment Plan for certain property known as Block 701, Lot 2.01.

Chris Dochney went through his review letter dated 11/11/22. The proposed amendments are to remove references to the level of interest in golf. To include the warehouse in Bordentown Township also on Old York Rd. A list of permitted uses to clarify that parcel hub facilities and fulfillment centers are not permitted. The historic structure is required to be relocated on site.

A motion was made by Mr. Spence second by Mr. Hlubik to open for public comment. All in favor, motion carried.

Hearing none, a motion was made by Mr. Spence second by Mr. Hlubik to close public comment. All in favor, motion carried.

A motion was made by Mr. Spence second by Mr. Nei that the amendment is not inconsistent with the Master Plan and refer it back to the Township Committee A roll call vote was taken:

Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Lumio-yes; Ms. Hart-yes. Motion carried.

## **2023 Budget**

After a short discussion a motion was made by Mr. Spence second by Mr. Pollack to keep the budget the same as 2022. All in favor, motion carried.

## **INVITATION FOR PUBLIC TO SPEAK**

A motion was made by Mr. Spence second by Ms. Blazic to open the meeting for public comment. All in favor, motion carried

Hearing none, a motion was made by Mr. Spence second by Mr. Pollack to closed public comment. All in favor, motion carried

## **ADJOURNMENT**

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:41PM.

Respectfully submitted,  
Aggie Napoleon, Secretary