

CHESTERFIELD TOWNSHIP PLANNING BOARD

March 15, 2022

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

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

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

February 15, 2022 Regular Minutes

A motion was made by Mr. Pollack seconded by Ms. Blazic to approve the February 15, 2022 Regular minutes. All were in favor with the exception of Mr. Nei and Mr. Hlubik who abstained. Motion carried.

RESOLUTIONS

2022-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD MEMORIALIZING GRANT OF COA APPROVAL TO WEIJUN WU (THE WU FARM) FOR PROPERTY AT BLOCK 302, LOT 31 AT 29 CHESTERFIELD-CROSSWICKS RD.

A motion was made by Mr. Pollack, seconded by Mr. McMahon to approve Resolution 2022-05.

All were in favor with the exception of Mr. Nei and Mr. Hlubik, who abstained. Motion carried.

HPC APPLICATION FOR ACTION

None

APPLICATIONS FOR ACTION

Vegetfresh Farm LLC, 29 Crosswicks-Chesterfield Rd., Block 302, Lot 31. Site Plan/Bulk Variance

Weijun Wu was sworn. Ms. Wu testified that she would like to put a labor trailer on the property to house temporary laborers to work on the farm. The Farmland Preservation suggested 3 locations. The first location is a leach field, the second is where a previous barn was and the slope is too steep therefore they chose the location that requires set back approvals.

Mr. Dochney stated that the application is a minor site plan in the Ag District for an accessory use on a qualified farm. There are conditions that they must meet - The

building must be located at least 200 ft. from a public street or not visible from the street, the location proposed is 160 ft. from the public street. The building must be located at a minimum of 150 ft. from any adjoining property line, the location proposed is 90 ft. from the northern property line.

Mr. McMahon stated that a labor trailer does not have to have a bathroom, they can have a port a john on site which will be inspected once a year by the Board of Health.

Mr. Dochney stated that he has not yet received approval from the County. Ms. Wu stated her application was heard and approved at the County in January however she hasn't received a letter yet. Ms. Wu stated the size of the trailer will house 6-8 people. She stated that the County will check to make sure the trailer is in good condition. She also stated that there will be electric connected which will come from the house, there will be no running water in the trailer. They will use the existing parking spaces on the property from the beauty shop that was previously there. Ms. Wu will provide transportation for the other workers not living in the trailer.

Mr. McMahon suggested putting shrubs or trees in front to make the trailer not noticeable to which the applicant agreed.

Mr. Heinold stated that if the trailer was moved to the area where a barn used to be it would not require any variances. He suggested a condition of approval would be that the applicant work with the Board Engineer and the Zoning Officer to determine if putting the trailer in the area where the slope is doable, if not then the bulk variance will be granted.

Ms. Wu's concern is the cost of fixing the grading.

Ms. Wu was sworn. Mr. Wu expressed his concern with wanting to leave the trailer as is.

Mr. Heinold explained to him that the condition would be to have the Professional Engineer assess the location to see if it would be reasonable to move the trailer.

Mr. Hlubik asked the applicant about showers and dishes. Ms. Wu stated that there is a shower in the old beauty salon and there they can wash dishes in that bathroom.

If the application was granted as is Mr. Dochney would provide a plan for the planting around the trailer.

A motion was made by Mr. Hlubik second by Mr. Pollack to open the meeting for public comment

Joe Dubell-51 Chesterfield-Crosswicks Rd. Mr. Dubell he is a Fire Commissioner and expressed his concern regarding emergency vehicles being able to get to the trailer on the dirt driveway. He asked the board to consider putting stone down if the trailer stays in that spot.

Valerie Jones-21 Button Street. Ms. Jones stated that you can only see a small corner of the trailer. She also asked if migrant workers are controlled by the State. Mr. McMahon stated that once the letter from the Burlington County Ag Board is received it should state in there the approval along with approvals from the Township Ordinance. The County and State do not preempt Township zoning regulations

Al Cook-43 Chesterfield-Crosswicks Rd. Mr. Cook stated that you can barely see the trailer. He expressed his concern with the lite cross and doesn't believe that it should be on a building that is not a church. Mr. McMahon stated that the cross does not require a permit and is on private property and therefore not our jurisdiction. Mr. Cook expressed his concern with not having running water in the trailer.

Rich Davila-45 Chesterfield-Crosswicks Rd. He asked if permits have been issued for all the renovations and upgrades to the property. He doesn't understand why there is a discussion because if they move the trailer to one of the locations that was recommended

it will then be compliant. Mr. Heinold explained that there is a fair solution.

Mr. Hlubik stated that a site plan should be submitted no matter where the trailer is placed. Mr. Heinold asked the board if they would be satisfied if a site plan was submitted to Mr. Hirsh for his review and approval and that would be a condition of approval, the board agreed.

A motion was made by Mr. McMahon second by Mr. Pollack to close public comment. All were in favor, motion carried.

Mr. Heinold stated that the first condition is the applicant will review the site of the slope with the Engineer and Zoning Officer, if Mr. Hirsh is satisfied and applicant agrees with moving to that location then no variance is needed. If it's decided to choose the submitted site then the bulk variances will be granted with the condition of landscaping prepared by the Planner and review of the fire access which the Engineer can do while on site. Last condition is a site plan submitted to Mr. Hirsh for approval, if he is not satisfied then a full site plan must be submitted to the board.

A motion was made by Ms. Blazic second by Mr. Pollack to approve with the conditions set by Mr. Heinold. A roll call was taken:

Ms. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Ms. Hart-yes. Motion carried.

CORRESPONDENCE

Ordinance 2022-3 "Amusement devices" Chapter 130-40 Establishing permitted uses within the PVD Zone district, and Section 110-70 Establishing certain fees.

Mr. Dochney gave the board an overview and stated that the Ordinance is consistent with the Master Plan and will not affect farm land.

A motion was made by Mr. McMahon second by Mr. Pollack to respond to the Township Committee that the board finds the Ordinance in compliance with the Master Plan. All in favor, motion carried.

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC TO SPEAK

A motion was made by Mr. Hlubik second by Mr. Nei to open the meeting for public comment.

Hearing no public comment, a motion was made by Mr. Pollack second by Mr. Nei to closed public comment.

ADJOURNMENT

A motion was made by Mr. Hlubik seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 8:15 PM.

Respectfully submitted,
Aggie Napoleon, Secretary