

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 18, 2023

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei 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; Suruchi Batra; Gary Pollack; Gerard Hlubik; Peter Brittain; Denise Koetas-Dale; Tom Sahol; Matthew Litt; Michael Nei; Raymond Lumio; Jeffrey Kalokowski and Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer; Leah Furey-Bruder, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

February 21, 2023 Regular Minutes

A motion was made by Mr. Pollack seconded by Ms. Shah to approve the February 21, 2023 Regular minutes. All were in favor with the exception of Ms. Sahol and Ms. Batra who abstained, motion carried.

OATHS

Mr. Sahol and Ms. Batra declared their Oaths of Allegiance.

Mr. Sahol was appointed as a Class II member for a one-year term; Ms. Batra was appointed as a Class IV member for an expired three-year term.

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

None

APPLICATIONS FOR ACTION

Active Acquisitions OY, LLC 228 Old York Road, Block 701, Lot 2.01. Preliminary and Final Major Site Plan.

Mr. Heinold informed that board that the applicant had emailed that they would not be at the meeting. They will re notice for next month therefore there is no need to carry the application. Mr. Litt asked why they cancelled, Mr. Heinold stated that the applicants Site Engineer is waiting for feedback from the County so that they are properly prepared. They are aware that this applicant may take 2 to 3 meetings for a decision.

CORRESPONDENCE

None

DISCUSSION

Ordinance 2023-3, Ordinance adopting the Redevelopment Plan, Block 105 Lot 1, 404

Ward Ave. Ms. Leah Furey-Bruder was sworn, she prepared a memo which the board secretary circulated to the board members along with a copy of the Redevelopment Plan. Ms. Furey-Bruder went through her memo dated 4/17/23. Mr. Nei asked if the plan allows for additional road plans for future improvements, she stated that this could be a recommendation to the Township to look into. Mr. Horoszewski asked if the pedestrian traffic could be a concern with the High School across the street. Ms. Furey-Bruder stated she believes that most students take the bus and the buses are not coming from Chesterfield's direction. It is anticipated in the redevelopment plan that there will be work trucks parked with adequate parking however that would be addressed more specifically with a site plan.

A motion was made by Ms. Shah second by Mr. Pollack to open for public comment. Hearing none a motion was made by Mr. Pollack second by Mr. Litt to close public comment.

A motion was made by Mr. Nei second by Mr. Pollack to advise the Township Committee that the Redevelopment Plan is not inconsistent with the Master Plan requesting the Township Committee consider requesting dedication of an additional right-of-way along Ward Ave and Hogback Road for future widening or intersection improvements.

A roll call vote was taken:

Ms. Shah-yes; Ms. Batra-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes. All were in favor, motion carried.

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC TO SPEAK

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

Brett Anderson, 62 Brookdale Way stated that the Redevelopment Plan was not on the website so there was nothing for the public to view and therefore the public couldn't make comments. He asked that in the future these plans should be on the website.

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

Mr. Litt stated that we should have documents available to the public and should be consistent. Mr. Sahol stated that it starts with the Township Committee and this is something that should be discussed, Mr. Litt will bring it up at the next Township Committee meeting. Mr. Litt would also like to stay consistent with the Township Committee on the timing of comments from the public.

ADJOURNMENT

A motion was made by Mr. Nei seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:27 PM.

Respectfully submitted,
Aggie Napoleon, Secretary