

CHESTERFIELD TOWNSHIP PLANNING BOARD

July 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. Absent: Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Leah Furey-Bruder, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Jeffrey Kolakowski recused himself from the Active Acquisitions OY, LLC application.

MINUTES

June 20, 2023 Regular Minutes

A motion was made by Mr. Pollack second by Mr. Sahol to approve the June 20, 2023 minutes. All were in favor, with the exception of Ms. Batra and Mr. Lumio who abstained, motion carried.

June 29, 2023 Special Minutes

A motion was made by Mr. Pollack second by Ms. Shah to approve the June 29, 2023 minutes. All were in favor, with the exception of Ms. Suruchi; Mr. Hlubik; Mr. Brittain; Mr. Sahol and Mr. Litt who abstained, motion carried.

RESOLUTIONS

2023-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SITE PLAN APPROVAL TO KIMBERLY CATTANI FOR PROPERTY AT BLOCK 901, LOT 14.03 AT 99 CHESTERFIELD-GEORGETOWN ROAD.

A motion was made by Mr. Pollack second by Ms. Shah to approve Resolution 2023-08
A roll call vote was taken:

Ms. Shah-yes; Ms. Batra-abstain; Mr. Pollack-yes; Mr. Hlubik-abstain; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-abstain; Mr. Nei-yes; Mr. Lumio-abstain; Mr. Kolakowski-yes. Motion carried.

2023-09 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO DOUBLE O PROPERTIES, LLC PROPERTY AT BLOCK 105, LOT 1 AT 404 WARD AVENUE.

A motion was made by Pollack second by Ms. Shah to approve Resolution 2023-09. A roll call vote was taken:

Ms. Shah-yes; Ms. Batra-abstain; Mr. Pollack-yes; Mr. Hlubik-abstain; Mr. Brittain-abstain; Ms. Koetas-Dale-yes; Mr. Sahol-abstain; Mr. Litt-abstain; Mr. Nei-yes; Mr. Lumio-yes; Mr. Kolakowski-yes. Motion carried.

HPC APPLICATIONS FOR ACTION

Gnandt-436 Ellisdale Road, Block 302, Lot 3.02 New construction

Gnandt-438 Ellisdale Road, Block 302, Lot 3.01 New construction

Gnandt-440 Ellisdale Road, Block 302, Lot 39.02 New Construction

Gnandt proposed new homes at 436 Ellisdale Road, Block 302, Lot 3.02 and 440 Ellisdale Road, Block 302, Lot 39.02 (A new home on 438 Ellisdale Road, Block 302, Lot 3.01 was previously approved on Sept 11, 2019).

Proposed two new two-story residences each with a separate two-car garage. The proposed specs for the houses and garages mirror those that were previously approved for 438 Ellisdale Road. The two proposed houses will have the same interior floor plans and use the same materials as the prior approved house at 438 Ellisdale Road. Windows must have applied (not between the glass) mullions.

The HPC recommends the Planning Board approve the application with the stipulation that the house plans submitted for 436 and 438 Ellisdale Road are swapped, so that the two houses next to each other at 438 and 440 Ellisdale Road will not have the same porch configuration:

- 436 Ellisdale Road. Construct the house plan previously approved for 438 Ellisdale instead.
- 438 Ellisdale Road. Construct the house plan with the full porch stretching the entire width of the front of the house that was submitted for 436 Ellisdale instead.
- 440 Ellisdale Road. Construction house with cross gable and small porch as submitted.

A motion was made by Ms. Shah second by Mr. Sahol to approve the Gnandt applications. A roll call vote was taken:

Ms. Shah-yes; Ms. Batra-yes; Mr. Pollack-yes; Mr. Hlubik-abstained; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes;. Motion carried.

Zelenak 608 Chesterfield-Arneytown Road, Block 900, Lot 20.05, Replace damaged siding.

The applicant proposed replacement of siding on non-contributory house. The house was built in 1933 and has vinyl siding. Recent storm damage to the rear of the house exposed wood and structural elements. The applicant requests permission to not only replace the vinyl siding on the damaged rear portion of the house, but to replace the vinyl siding on the entire house. The applicant proposed using Monogram vinyl siding double 5" clapboard with a rough cedar finish.

The HPC recommends the Planning Board approve the application as submitted.

A motion was made by Ms. Shah second by Mr. Pollack to approve the Zelenak application. A roll call vote was taken:

Ms. Shah-yes; Ms. Batra-yes; Mr. Pollack-yes; Mr. Hlubik-abstained; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes;. Motion carried.

DISCUSSION

Fence Ordinance. Ms. Koetas-Dale stated that the Township Committee is asking for input from the Planning Board regarding the current ordinance. Mr. McMahon informed the board that the current ordinance in the planned village states the fences should be a certain style and certain height. The front yard 3 ½ open picket; the side yard 4 ft.; the rear yard could be 5 ft. 4ft. solid and 1 ft. lattice or 5ft. open rail. The tallest in the rear yard not to exceed 5 ft. There was a change in 2010 to allow the fence in the rear yard to

be 10ft off the curb with the same height requirements. Also changed was the front yard from 3 ½ ft. to 4 ft. open picket. There is an ordinance that allows a resident to apply for a fence into the easement by signing a deed that would allow access for the Township to get in for maintenance. The board recommends keeping the 10ft off the curb for safety reasons and allowing the fences in the rear yard to go to 6ft.

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

Mr. Hoff stated that they will be presenting Exhibits A19-A29.

Mr. Lescavage was sworn. They submitted revised plans to address the access issues.

In regard to using the wet pond for fire protection, they will add a dry hydrant suction line to the pond on the south side of the ring road. In regard to the amount of gate houses they will amend the application to have up to 4. In regard to Colliers Pond and damn, the damn is not on DEP or Federal list of registered damns. In regard to the sound wall, the south east side of the building wall Mr. Lescavage would like to amend his previous testimony to state there is a 15ft. berm above the pavement

Exhibit A-19, updated rendering was marked. Exhibit A-20, larger view specific to the Black House and access from Old York Rd. which shows the Black House being moved into the berm area. The parking area is separated from the exit drives and proposed more landscaping. Mr. Lescavage described how the exit lanes would flow. A monument sign will be added for the Black House. The house will be 2 ft. above the existing grade with a proposed ADA ramp. The revised plan has an extended curb to the shoulder to detour trucks from turning right. Exhibit A-24, access drive into the site showing the encroachment into oncoming traffic if trucks made a right. Mr. Hoff stated that in the redevelopment plan a violation will be issued against the owner for trucks making an illegal right out. The revised plan shows an extended 20 ft. pavement and extended sidewalk of 1,160 ft. along Old York Road and a 4 ft. sidewalk with blue striping for the bike lane. The crosswalk will be straight and in piano type. Exhibit A-30, 3D rendering of the restriction showing the path vehicles can take. Mr. Lescavage stated that striping as opposed to an island is to allow trucks to make a left into the site would be safer.

Mr. Nei opened the meeting to the public for questions regarding Mr. Lescavage's testimony.

Mr. James Codella-470 Main St. he expressed his concern with only having lines for a left turn coming from the circle, he suggested a raised curb. Mr. Hirsh stated there will be an overhead sign and also suggested road signs indicating no left turn for trucks.

Kevin Blazic-228 Bordentown-Chesterfield Rd. said that it would be safer to have striping and not raised curbing.

Noreen Cardinali-28 Windingbrook Rd., Bordentown – She asked about the bridge and how long it would be out. Mr. Lescavage stated that they would be discussing it with County and there may be a staging plan to alternate traffic. In regard to the fines for trucks making a left into the site, it is in the redevelopment plan.

Brett Anderson-62 Brookdale Way asked why the applicant wouldn't be willing to put a barrier in the incoming lane the same as they are putting one in the outgoing lane to which he was informed that it is for safety reasons for allowing emergency vehicles in and snow plowing. He asked where the location would be for the monitoring equipment, Mr. Hoff stated that according to the redevelopment agreement it is the Township's decision, they have a potential easement.

Jacqueline Guthrie - 452 Main Street asked about the traffic flow of vehicles turning right out of the site, Mr. Lescavage stated only tractor trailers cannot make a right out of the site.

Agnes Marsala-42 Cromwell Drive questioned the safety of having a 200ft deceleration lane, Mr. Hoff asked that it be deferred to the Traffic Engineer who will testify on that.

Mr. Nei stated that the board needs to see an updated circulation plan on the islands and the entrance before a decision can be made.

Ms. Furey-Bruder asked for a clarification on the width of the bridge, Mr. Lescavage stated it is currently 38ft wide and is proposed to a little less than 50 ft.

Mr. Frank Vinciguerra, Structural Engineer was sworn. Exhibit A-31, Video 1; Exhibit A-32, Video 2. Showing a historic home being moved. He explained the process on how the Black House will be moved. He anticipates the engineering will take a month to 6 weeks, the actual move will take about a day and renovation process will take about 2 to 3 months. He expressed no concerns on moving the Black House.

Mr. Nei asked if a plan will be submitted to show all utilities so that a CO can be issued. Mr. Vinciguerra will be providing the plan.

Mr. Litt stated that in the redevelopment agreement it requires SHPO approval for the move, SHPO will approve the location and the orientation.

Ms. Koetas-Dale asked if the HPC wants the fireplaces recreated would that be possible, Mr. Vinciguerra said it would be more expensive but yes they could.

Mr. Nei opened the meeting to the public for questions regarding Mr. Vinciguerra testimony.

Noreen Cardinali-28 Windingbrook Rd., Bordentown asked what the furthest distance he moved a building, Mr. Vinciguerra replied 2 miles.

Brett Anderson, 62 Brookdale Way asked if a change of elevation would impact the move, Mr. Vinciguerra stated that he can adjust the crib piles to meet any elevation. He stated that there has not been a travel path decided. Mr. Anderson asked that the plan be presented before a decision is made. Mr. Hoff stated that the location chosen is where trees are already proposed to be cleared.

Mr. Nei stated that a relocation plan submitted by an Engineer is required according to the Redevelopment Plan.

Ms. Dee Santos, Landscape Architect was sworn. She stated that in the new proposed location they are proposing a backdrop with a berm behind the Black House with evergreens and deciduous plantings. They are proposing plantings similar to that time period be planted around the house. Mr. Heinold stated that a condition of approval is the final plantings be approved by the board planner, the applicant agreed. Exhibit A-23, perspective aerial view was marked. Behind the Black House they will use native trees, meadow and wild flower seeds. The frontage along Old York Road will consist of shade trees, deciduous trees shrubs and evergreen material. In the center islands proposed is evergreen materials, they will supplement the areas further as requested and will provide additional landscaping. Along the sides of the entrance they have modified the plan to show cluster vegetation at the base of the retaining walls. The parking areas according to the redevelopment plan requires 1 shade tree for every 10 parking stalls within the island or 10 ft from the perimeter. The current plan indicates 34 shade trees along with western

parking lot. On the eastern parking lot they are proposing up to 23 trees where 15 were originally proposed. In total the eastern parking lot will contain 57 trees within the landscape island. Exhibit A-25, enlargement of the eastern berm, there will be an earthen berm along the perimeter of the property, approx. 15 ft high. Landscaping will be a minimum of 25 ft high and locally sourced, they are able to relocate on site vegetation materials to provide instant screening. Exhibit A-28 enlargement berm area from the farm lot. Exhibit A-29, view from the farm driveway off the historic property. Behind the historic home there is an earthen berm approx. 10ft. with evergreen plantings. The redevelopment plan states that the buffers will need to be maintain threw the life of the property. Any irrigation will come from the wet pond. After an inventory was complete 299 existing trees will be removed, 327 trees will be replaced excluding the eastern berm which will have 143 trees planted giving a total of 470 total planted on the property of which 50% will be deciduous and 50% evergreen.

Ms. Furey-Bruder asked to work with Ms. Santos regarding the areas where there are utilities and the base of the signs to which she agreed. She also requested that trees in poor condition be removed. Ms. Santos stated that they would look at them individual however trees outside the disturbance zone will create their own habitat.

Mr. Nei opened the meeting to the public to ask questions of Ms. Santos testimony.

Roseann Greenberg-17 Iron Bridge Rd. asked about the supplementing planting to which Ms. Santos said that board professionals and Environmental Commission asked to integrate additional materials. The will be integrating additional materials not specified and will show new material. Ms. Greenberg asked if they would be removing any invasive that pop up in the buffer, she was informed that it's not part of the current plan.

Noreen Cardinali – Clifton Mill asked that the plants chosen are not ones that attract spotted lantern flies.

Agnes Marsala-42 Cromwell Drive expressed her concern that replacing deciduous trees with pine trees will create less oxygen.

Brett Anderson-62 Brookdale Way asked if the berm on the south south east berm include native or artificial drainage, Ms. Santos stated that there will be swales and or drainage pipe for any run off on the exterior side of the retaining walls.

Ms. Furey-Bruder will not be at the August meeting therefore she will write a memo regarding any concerns not addressed in her revised review letter.

The application will be carried until August 15, 2023 without further notice.

INVITATION FOR PUBLIC TO SPEAK

A motion was made by Ms. Koetas-Dale second by Mr. Litt to open the meeting for public comment. Hearing none, a motion was made by Mr. Litt second by Mr. Sahol to close public comment.

ADJOURNMENT

A motion was made by Mr. Litt seconded by Mr. Sahol to adjourn. All were in favor, meeting adjourned at 9:50 PM.

Respectfully submitted,
Aggie Napoleon, Secretary