

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**October 17, 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: Gerard Hlubik; Denise Koetas-Dale; Gary Pollack; Tom Sahol; Aparna Shah; Michael Nei; Absent: Suruchi Batra; Matthew Litt; Raymond Lumio; Jeffrey Kolakowski and Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor

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

None.

### **MINUTES**

September 19, 2023 Meeting Minutes

Mr. Pollack pointed out that the special meeting was on September 6, 2023 not August 15, 2023. A motion was made by Mr. Pollack second by Mr. Sahol to approve the September 19, 2023 minutes with the correction. All were in favor, motion carried.

### **RESOLUTIONS**

2023-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY MAJOR SITE PLAN APPROVAL TO ACTIVE ACQUISITIONS OY, LLC, PROPERTY AT BLOCK 701, LOTS 2.01 AND 1.02, AT 228 OLD YORK ROAD.

Mr. Heinold went over some of the conditions listed in the Resolution.

A motion was made by Mr. Nei second by Mr. Pollack to approve Resolution 2023-10.

A roll call vote was taken:

Mr. Nei-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr Pollack-yes; Mr. Sahol-yes; Ms. Shah-yes. Motion carried.

### **HPC APPLICATIONS FOR ACTION**

- None

### **CORRESPONDENCE**

Ordinance 2023-17 An Ordinance amending and supplementing Chapter 130 of the Township Code entitle “Land Development”, Section 130-75 entitle “Stormwater Management”

Mr. Heinold gave a summary of the Ordinance. DEP has revised the mandated state Stormwater provisions which need to be reflected in local Ordinances. Ms. Koetas-Dale stated that all Townships have gone from a Tier B to a Tier A and that requires more detail.

A motion was made by Mr. Pollack second by Mr. Sahol to find Ordinance 2023-17 consistent with the Master Plan.

A roll call vote was taken: Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes; Mr. Sahol-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

### **APPLICATIONS FOR ACTION**

- None

### **INVITATION FOR PUBLIC TO SPEAK**

A motion was made by Ms. Koetas-Dale second by Mr. Pollack to open the meeting for public comment.

Mr. Steve Hazen, 447 Main Street asked the board if they had contact with anyone regarding the new warehouse going up in Bordentown regarding the traffic. Mr. Nei stated that the Active Acquisitions addressed that in the traffic impact study. In the resolution memorialized tonight it suggest Active Acquisitions work with the County to assess that intersection.

Hearing no further comment, a motion was made by Mr. Sahol second by Ms. Shah to close public comment.

### **ADJOURNMENT**

A motion was made by Mr. Sahol seconded by Ms. Shah to adjourn. All were in favor, meeting adjourned at 7:25 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary