

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 10, 2012

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:35PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Donald Coover, Jeremy Liedtka, Richard LoCascio; Joseph Malison; John Nunziato, F. Gerry Spence; Mary Acevedo; Chairman Panfili. Absent: Glenn McMahon; Brian Wilson and Gerard Hlubik. Professional staff present: Douglas Heinold, Solicitor.

OATH OF ALLEGIANCE

Mr. Malison declared his Oaths of Allegiance and was appointed as a Class IV member for a four-year term

MINUTES

February 14, 2012 Regular and Executive Minutes

A motion was made by Mr. Spence, seconded by Mr. Nunziato to approve the February 14, 2012 Regular minutes. All were in favor with the exception of Mr. LoCascio; Mr. Malison and Ms. Acevedo who abstained. Motion carried.

A motion was made by Mr. Spence, seconded by Mr. Nunziato to approve the February 14, 2012 Executive minutes. All were in favor with the exception of Mr. LoCascio; Mr. Malison and Ms. Acevedo who abstained. Motion carried.

RESOLUTIONS

2012-05 RESOLUTION GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH HEIGHT VARIANCES AND DESIGN EXCEPTION FOR PUBLIC SERVICE ELECTRIC & GAS COMPANY BLOCK 107, LOTS 10.02, 10.04, 10.05 AND 10.11.

Mr. Nunziato stated that the date of Memorization date should be changed to April 10, 2012. The secretary will make that change

A motion was made by Mr. Coover, seconded by Mr. Liedtka to approve Resolution 2012-05 with the corrected date. All were in favor with the exception of Mr. LoCascio; Mr. Malison and Ms. Acevedo. Motion carried

APPLICATION FOR ACTION

Traditions at Chesterfield Block 206, Lots 24.01, 25.01 and 25.02; Old York Road; Final Major Subdivision; Bulk Variance; Other and Waivers.

The applicant sent a letter to the Planning Board asking that the application be postponed to the May 8, 2012 meeting to achieve resolution on critical details pertaining to the project relating to, among other things, site work and project timing.

A motion was made by Mr. Spence, seconded by Mr. Coover to carry the application to May 8, 2012 meeting. All were in favor. Motion carried.

DISCUSSION

AMP for On-Farm Direct Marketing Facilities, Activities and Events

Mr. Heinold presented the board with a draft letter to the State Agriculture Development Committee with comments that were received from the Agriculture Advisory Committee on Draft #2:76-2A.13.. The SADC has an open comment period and all comments have to be sent to them by April 15, 2012. This draft provides rules and guidelines for on farm direct marketing at the county level.

Chairman Panfili opened the meeting for public comment.

Beverly Mills – 44 Chesterfield-Georgetown Rd expressed her concerns on what can happen outside of the buildings. It could start as a farm stand and then become something so much bigger and how that impacts the community.

Mike Mills – 44 Chesterfield-Georgetown Rd asked the board if anyone had been in contact with DCA and if a commercial farm is treated differently. His concern is the number of people that it will bring. He questioned the difference between commercial and retail.

Mr. Heinold replied that the state has legislation and a site plan requirement and that is what the board would like to see be put in place. It was stated that the draft consists of two pages of various types of buffers on egress and ingress. A copy of the draft can be obtained from the New Jersey League of Municipalities web site. All comments should be directed to the SADC by April 15, 2012.

INVITATION FOR PUBLIC TO SPEAK

Anthony Marrano – 157 Recklesstown Way would like to erect a 8 x 12 foot shed next to his garage, however because his property is a corner lot, he was told that according to the township ordinance it would not meet the requirements for the PVD2 zone. The board suggested he talk to Glenn McMahon, Zoning Officer to see if amending the ordinance is an option. Mr. McMahon could bring any recommendations to the May meeting.

John Niemic – 40 Chesterfield-Georgetown Rd expressed his concern with the cattle crossing grates that his neighbor has put on the driveway, he stated that they are dangerous and are a safety issue. He was told by the construction office that because it is not a building issue than there was nothing the township can do. The board said that at

this point we couldn't get involved because the driveway is still in litigation. He also expressed his concern with the amount of dust that is generated. Chairman Panfili suggested Mr. & Mrs. Mills and Mr. Niemic contact the Burlington County Soil District on Jacksonville Road, he believes they may have jurisdiction on dust control under the clean water act.

Ernie Albanesi – 65 Old York Road wanted to know when the Traditions application would be heard. He was informed they requested postponement until the May meeting. It was stated that three years ago the Preliminary sub division was approved and the final subdivision application is on file in the planning board secretary's office if he would like to view it.

Rich Molitoris – 247 Recklesstown Way wanted to know when Traditions will start building. He was told that they would be able to start as soon as they receive approval from the board.

Bev Mills expressed her concern with the fence along her driveway. She stated that a wood on wood fence will be dangerous for the site line and the impact it will have on her ingress and egress from her driveway. She also commented on the dust issue.

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, a motion was made by Mr. Spence seconded by Mr. Malison to adjourn. All were in favor, meeting adjourned at 8:36 PM.

Respectfully submitted,

Aggie Napoleon, Secretary