

# CHESTERFIELD TOWNSHIP PLANNING BOARD

January 10, 2012

Lido Panfili called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:30PM. The Open Public Meetings Statement was read and compliance noted. Mr. Liedtka; Mr. McMahon; Mr. LoCascio; Ms. Acevedo and Mr. Hlubik declared their Oaths of Allegiance. Mr. Liedtka was appointed as a Class I member for a one-year term; Mr. McMahon was appointed as Class II member for a one-year term; Mr. LoCascio was appointed as a Class III member for a one-year term; Ms. Acevedo was appointed as a 1<sup>st</sup> Alternate member for a two-year term; Mr. Hlubik was appointed as a 2nd Alternate member for an unexpired term of Ms. Acevedo.

Roll call was taken showing present: Mary Acevedo (7:38); Donald Coover, Gerard Hlubik, Jeremy Liedtka; Richard LoCascio; Glenn McMahon; John Nunziato; Lido Panfili; F. Gerry Spence. Absent: Joseph Malison; Brian Wilson. Professional staff present: Douglas Heinold, Solicitor, Chris Trebisky, Engineer and Barbara Fegley, Planner.

Mr. Panfili asked for nominations for Chairman. Mr. Spence nominated Mr. Panfili, seconded by Mr. LoCascio. Mr. Panfili asked if there were further nominations. There being no other nominations, nominations were closed. All were in favor of Mr. Panfili for Chairman.

Chairman Panfili asked for nominations for Vice Chair. Mr. Spence nominated Mr. Malison, seconded by Mr. Liedtka. There being no other nominations, nominations were closed. All were in favor of Mr. Malison for Vice Chairman.

## MINUTES

### December 13, 2011 Regular Meeting and Executive Sessions

A motion was made by Mr. Coover, seconded by Mr. Liedtka, to approve the December 13, 2011 Regular Meeting Minutes. The vote was in the affirmative, with the exceptions of Mr. Spence and Chairman Panfili who abstained, motion carried.

A motion was made by Mr. Coover, seconded by Mr. McMahon to approve the December 13, 2011 Executive Session Minutes. The vote was in the affirmative, with the exceptions of Mr. Spence and Chairman Panfili who abstained, motion carried.

## RESOLUTIONS

2012-01 Resolution Designating Regular Meeting Time and Place.

A motion was made by Mr. Spence, seconded by Mr. LoCascio, to approve Resolution 2012-01. The vote was in the affirmative, motion carried.

2012-02 Resolution Appointing Douglas Heinold as Planning Board Attorney.

A motion was made by Mr. Spence, seconded by Mr. LoCascio to approve Resolution 2012-02. The vote was in the affirmative, motion carried.

2012-03 Resolution Appointing Environmental Resolutions as Planning Board Planner.

The Board had a short discussion and it was decided that Resolution 2012-03 should include Barbara Fegley's name as the Planning Board Planner. A motion was made by Mr. Spence, seconded by Mr. LoCascio to approve Resolution 2012-03 with the added name change. The vote was in the affirmative, motion carried.

2012-04 A Resolution Appointing Chris Trebisky as Planning Board Engineer

A motion was made by Mr. Spence, seconded by Mr. McMahon to approve Resolution 2012-04. The vote was in the affirmative, motion carried.

## **DISCUSSION**

Chris Trebisky updated the board with a couple of issues regarding Renaissance. In regard to the sewer connection fees; the township ordinance requires half of the sewer connection fee be paid at the time of preliminary approval, the remainder at the time of a CO. In this case the first half was not collected due to the pending Liptak litigation. The developer would now like to pay the connection fee in a phased manner to which the Township disagrees. Also regarding TID fee; the developer believes the \$27.47 per Square Foot fee for a commercial development is excessive and they plan to challenge this.

## **CORRESPONDECE**

Mr. Trebisky would like to keep the board informed on the status regarding Chesterfield Downs and Cross Creek Phase 1 performance bond and maintenance guarantee estimate. He believes that at the meeting with the Township Committee in February or early March, the bonds will be released at that point.

## **ITEMS NOT ON THE AGENDA**

Mr. McMahon, Township Zoning Officer gave a yearly review report. He stated in his report that he received 105 applications to which 11 were denied. The area, yard and bulk requirements were revised for accessory building coverage. A new Solar Ordinance was adopted. There were 109 notices of violations issued of which 96 were for violations of the property maintenance code. There were 7 court cases submitted which the court ruled 5 in the Townships favor.

## **INVITATION FOR PUBLIC TO SPEAK**

Chairman Panfili opened the hearing for public comment.

There being none, the public portion was closed.

## **EXECUTIVE SESSION**

At 8:10 PM a motion was made by Mr. Spence, seconded by Mr. Liedtka to enter into executive session for the purpose of discussing the Holloway Land Litigation. The vote was unanimous, motion carried. At 8:30 PM a motion was made by Mr. Spence, seconded by Mr. LoCascio to return to open session.

## **ADJOURNMENT**

There being no further business, a motion was made by Mr. Spence seconded by Mr. Liedtka, to adjourn. All were in favor, meeting adjourned @8:44 PM.

Respectfully submitted,

Aggie Napoleon, Secretary