

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 12, 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; Richard LoCascio; Glenn McMahon; John Nunziato; Brian Wilson; Mary Acevedo; Gerard Hlubik; Chairman Panfili. Absent: Jeremy Liedtka; Joseph Malison and F. Gerry Spence. Professional staff present: Chris Norman, Solicitor; Barbara Fagley, Planner and Chris Trebisky, Engineer.

MINUTES

April 10, 2012 Regular Minutes

A motion was made by Mr. Coover, seconded by Mr. Nunziato to approve the April 10, 2012 Regular minutes. All were in favor with the exception of Mr. McMahon Mr. Wilson who abstained. Motion carried.

APPLICATION FOR ACTION

Evelyn Popp & Stanley Archer: Block 103, Lot 21: 101 Hogback Road; Minor Subdivision and Use Variance

Evelyn Popp and Stanley Archer were sworn. They stated that they are looking to subdivide their property located at 101 Hogback Road and to turn the existing barn into a single family home. Evelyn stated that she has health issues and would like to convert to a one floor home. Their daughter will be moving in to the existing family home. They would also like to subdivide the property for their beneficiaries for the future.

Barbara Fagley went over some of the comments from the Engineers completeness letter dated June 7, 2012 regarding the use variance. It was determined that there is no need to be ADA accessible, they are only looking to have the building with one entry step. The applicants stated that they are proposing to make the interior accessible for example the hall way wider and the bathroom larger etc. The only change to exterior would be an overhang over the porch. There will be no change in lighting or parking.

The applicants agreed to the condition that the house would stay in their family. It was suggest by Mr. Norman, Solicitor that it be deed restricted.

Jack Archer of 12 Oxford Court, Bordentown was sworn, he testified that he and his sister plan on living there and in the future they may want to have a family business from there. He understands that he would have to come back to the board for that approval in the future.

Chris Trebisky stated that the outside utilities meet the required setbacks. There will be a separate septic system and they will couple off the existing well.

Chairman Panfili opened the meeting for public comment. Being none the public portion was closed.

The suggested conditions will be that the barn be converted into a single family home, it will be for family use only, meets all setbacks related to the lots, meets all outside agency approvals and a bulk variance is included.

A motion was made by Mr. Coover, seconded by Mr. Wilson to approve the Use Variance with the conditions stated. Roll call:

Mr. Coover – yes
Mr. McMahon – yes
Mr. Nunziato – yes
Mr. Wilson – yes
Ms. Acevedo – yes
Mr. Hlubik – yes
Chairman Panfili – yes

All were in favor, motion carried.

For the subdivision, they would like to add three additional lots for a total of four. Three lots could be build able, one lot already has 2 existing buildings. Chris stated that the surveyor sent him updated plans addressing comments from his completeness letter. In regard to the proposed lot 3 with the tower, Chris suggested 3 options to which the applicants agreed with the option to request a variance for the fall line of the tower to be at 1 times the height of the tower as opposed to 1 ½. It was suggested that it also be put in the deed.

Chairman Panfili opened the meeting for public comment. There being none the public portion was closed.

Mr. Norman stated that we are voting on a 4 lot minor subdivision, variance for the tower setback to be 1 times the height and that it must be filed by plat.

A motion was made by Mr. Coover, seconded by Mr. Nunziato to approve the minor subdivision with conditions. Roll Call was taken

Mr. Coover – yes
Mr. LoCascio – yes
Mr. McMahon – yes
Mr. Nunziato – yes
Mr. Wilson – yes
Ms. Acevedo – yes
Mr. Hlubik – yes
Chairman Panfili – yes

All were in favor, motion carried.

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

Applicant requested to be postponed until July 10, 2012 meeting and has agreed to extend the board time to act on this application for 90 days.

The board had a short discussion and it was agreed that due to conflicts with vacations that a special meeting for Traditions would not be possible. It was also decided that the applicant would be asked to re-notice.

A motion was made by Mr. Coover, seconded by Ms. Acevedo to require Traditions to re-notice and also that there would be no special meeting to hear the application. All were in favor, motion carried.

CORRESPONDENCE

Comments from the Environmental Committee regarding Traditions at Old York Village.

The board secretary provided Traditions with these comments. Mr. Norman stated that we couldn't make comment because the application hasn't been heard. Mr. Trebisky suggested we give the applicants a chance to address the comments.

INVITATION FOR PUBLIC TO SPEAK

Mike Mills – 44 Chesterfield-Georgetown Rd. was sworn. He expressed his frustration that he has been left out of what is happening with the Honeybrook Farm issues. He was under the impression that the farm operation was to move to Harker Road and he said that there is still a tremendous amount of traffic on Chesterfield-Georgetown Rd. He would like to be included in the mediation process to express his concerns with the cattle grates, the drainage issues and the truck traffic. The board informed him that they understood his frustration and that we are doing everything that we can to help. He was upset that he didn't get a chance to meet with the County Ag Board to present his case, Mr. Mills was informed that the county level is out of our control.

Herb Ames – 10 Old York Road and Matt Lynch – 15 Old York Road were sworn. They invited the board to visit the site at 15 Old York Road and see where the development will be going and so they could explain what their concerns are. Mr. Norman advised the board that they could not go as a whole because it would be considered a meeting and notice would have to be given. Herb asked if we would be willing to come out individually. Both Herb and Matt left their cell numbers for those members interested. Mr. Ames and Mr. Lynch briefly expressed some of their concerns.

ADJOURNMENT

There being no further business, a motion was made by Ms. Acevedo seconded by Mr. LoCascio to adjourn. All were in favor, meeting adjourned at 9:10 PM.

Respectfully submitted,

Aggie Napoleon, Secretary