

CHESTERFIELD TOWNSHIP PLANNING BOARD

July 10, 2012

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:31PM. The Open Public Meetings Act statement was read and compliance noted.

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

MINUTES

June 12, 2012 Regular Minutes

A correction to the minutes should be made stating that Mr. Hlubik attended the meeting and Mr. Spence was absent.

A motion was made by Mr. McMahon seconded by Ms. Acevedo to approve the June 12, 2012 Regular minutes with the corrections. All were in favor with the exception of Mr. Liedtka; Mr. Malison and Mr. Spence who abstained. Motion carried.

RESOLUTIONS

2012-06 Resolution of the Planning Board of the Township of Chesterfield granting use variance and minor subdivision approval to Evelyn Popp and Stanley Archer, 101 Hogback Road, Block 103, Lot 21.

A motion was made by Mr. Wilson, seconded by Mr. McMahon to approve Resolution 2012-06. All were in favor with the exception of Mr. Liedtka; Mr. Malison and Mr. Spence who abstained. Motion carried.

APPLICATION FOR ACTION

James & Kathy Heptinstall: Block 202, Lot 63: 34 Front Street; Preliminary Major Subdivision

Mr. Timothy Little, Attorney for Mr. & Mrs. Heptinstall was sworn. Mr. Little testified that he would like to be heard at the August meeting and that he would like to re-notice due to some errors in the original notice. It was stated that the application had been deemed incomplete and he is prepared to address the issues at the hearing. The board requested that the storm water issues be complete before the next meeting.

No action was taken by the board at this time. Applicant will re-notice for August meeting.

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

Mr. Heinold informed the board that the applicant has requested an adjournment until the next meeting. The applicant and the township are resolving the developer's agreement which has not yet been agreed upon.

The board agreed to formally carry the application to the August meeting with no need to re-notice

The board had a short discussion on the possibility of having a special meeting on July 31st to hear the Hepinstall application. The majority of members would be available for a special meeting. The board asked the secretary to reach out to Hepinstall's council to see if they would be available on July 31, 2012.

CORRESPONDENCE

None

INVITATION FOR PUBLIC TO SPEAK

Matthew Weismantel – 80 Harness Way was sworn- He asked if the Traditions application would be first on the August Agenda. The board could not say at this time.

Joe Picarello – 243 Recklesstown Way was sworn. He stated that he and other residents have some objections to the Traditions application. He has a letter that he would like to give the planning board. He was informed that he would be able to be heard during the public comment portion of the hearing and at that time he could submit the letter to the planning board members, however he could give the letter to the Township Engineer and he would then give it to Traditions council for review.

Beverly Mills – 44 Chesterfield-Georgetown Rd. was sworn. She said she received an e-mail last week from the Planning Board Attorney stating that the Holloway will be relocating the CSA to other location in Chesterfield. She has not to date seen any change in traffic. Although there has been offer from Holloway to replace the wire fence with board on board she will not incur the expense of installing it. She addressed the site plan issue and feels this will still be an issue with trucks transporting product to the other location. She feels that the township has not done do diligence in protecting their value of life and the dust and noise over the cattle gates will not subside.

Chairman Panfili asked if there were any more public comment. There being none the public portion was closed.

EXECUTIVE SESSION

At 7:57 PM a motion was made by Mr. Spence, seconded by Mr. Malison to enter into executive session for the purpose of discussing the Holloway Land issues. The vote was unanimous, motion carried. At 8:22 PM a motion was made by Mr. Spence, seconded by Mr. LoCascio to return to open session.

Chairman Panfili stated that he, Mr. Trebisky and Mr. McMahon had met with the Kinsels and their attorney. It was decided that the Honey brook Farm operation will move to Harker Road as soon as crops that are currently existing are complete. The farm on Bordentown-Chesterfield Road will only be used by employees. The cattle grates will be removed once the crops are gone. As far as the fence issue Honeybrook Farm is not in any violation with the township ordinance. Although a site plan is not relative because the operation will be moving the board supports the township look into changing the speed limit to 35 mph down to the sod farm. The issue with the fence is between the Mills and the Kinsels. Mrs. Mills questioned the site distance with a board on board fence the board suggested she speak to Mr. Kinsel to see if he would be willing to move it back off the street further.

Mr. Heinold will put everything in a settlement agreement and will have it at the next planning board meeting.

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 8:41 PM.

Respectfully submitted,

Aggie Napoleon, Secretary