

CHESTERFIELD TOWNSHIP PLANNING BOARD

January 8, 2013

The secretary 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. LoCascio; Mr. Nunziato and Mr. McMahon declared their Oaths of Allegiance. Mr. Liedtka was appointed as a Class III member for a one-year term; Mr. LoCascio was appointed as Class I member for a one-year term; Mr. Nunziato was appointed as a Class IV member for a four-year term; Mr. McMahon was appointed as a Class II member for a one-year term.

Roll call was taken showing present: Jeremy Liedtka; Richard LoCascio; Joseph Malison; Glenn McMahon; John Nunziato; F. Gerry Spence; Mary Acevedo and Lido Panfili. Absent: Donald Coover; Brian Wilson and Gerard Hlubik. Professional staff present: Chuck Petrone, Solicitor, Joseph Hirsh, Engineer and Barbara Fegley, Planner.

The Secretary asked for nominations for Chairman. Mr. Spence nominated Mr. Panfili, seconded by Mr. McMahon. 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 11, 2012 Regular Meeting

A motion was made by Mr. Nunziato seconded by Mr. McMahon, to approve the December 11, 2012 Regular Meeting Minutes. The vote was in the affirmative, with the exceptions of Ms. Acevedo; Mr. Liedtka and Mr. Spence who abstained, motion carried.

INVITATION FOR PUBLIC TO SPEAK

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

APPLICATIONS FOR ACTION

Terrapin Group, LLC Block 201, Lot 6.02; 460 Main Street, Minor Site Plan; Use Variance

Mr. Tim Little the attorney for the applicant asked to be carried due to there not being enough board members for a vote. He asked if the board would consider a special meeting to which he was declined. A motion was made by Mr. McMahon second by Mr. Spence to carry the application until February without notice. All were in favor with the exception of Mr. Liedtka and Mr. LoCascio who abstained. Mary Acevedo agreed to listen to the tape so that she will be able to vote in February.

James & Kathy Heptinstall: Block 202, Lot 63; 34-36 Front Street; Preliminary Major Subdivision.

Mr. Little testified that the applicants were last here in October and has submitted a revised site plan for approval. All professionals were previously sworn. Mr. Caruso testified that the plan proposes the 1.28 acre lot be subdivided into 4 lots keeping the existing 2 dwellings and a barn and adding 2 dwellings. The revised plan proposes adding 2 lots fronting Front Street; they will share a driveway, and a common driveway for the two existing dwellings. Lot 1 will have the barn with a 17.9' rear set back where 30' is required, this is an existing condition and will remain. Lot B meets all criteria, variances and meets all set backs. Lot C existing rear lot will need the side yard set back a variance is needed for a 3.6' where 11.81' is required, this is an existing condition and will remain. They are looking to convert the building in the back from an office to a residential dwelling. Lot D, a variance is needed for building coverage 20% is required and they are proposing 20.91%. Regarding the drainage issue they are proposing pervious type material driveways this will decrease the amount of pervious coverage. Infiltration chambers are proposed for the 2 new buildings. Mr. Caruso agreed to make sure the rear building draining is working. Mr. Hirsh asked about utilities, Mr. Caruso stated that an easement will need to be made for the buildings in the back. Based on the gravity the pump station will have to remain. There will be a 4' connection of sidewalk from the front of the building to the front of the sidewalk and the rear of the building to the parking area. Mr. Malison asked that a note be made to the plan to state that utilities have to be run to the back building. Chairman Panfili asked if it could state in the point of sale addendum to the buyers to disclose the horse farm adjacent to the property. Mr. Little stated that the Historical Society will review the plans.

Chairman Panfili opened the meeting for Public Comment

Jim Wojtowicz 30 Front Street – He is very disappointed as a neighbor he believes his impacts have been disregarded and it stills has a negative impact on him. He asked the board not to approve this application. His privacy is the issue, it will now be occupied 24/7 as apposed to the abandon building. He would like some sort of buffer. He asked for a 6 foot fence and 6 to 8 feet plantings, he is willing to let the applicant use his property for the planting. Mr. Malison recommended 2 or 3 evergreen trees to which the applicant agreed to consider. He believes the parking will be an issue. Mr. Hirsh stated that ERI will keep Mr. Wojtowicz included with landscaping plans.

Brian Mahon 16 Chesterfield-Crosswicks Rd – Asked if the barn would belong to Lot A and he was told yes. He stated that the water issue will work better with the revised plan.

Susie Mahon asked if there would be something in writing that states the farm is there. Chairman Panfili stated that the applicant has agreed to put in the point of sale addendum the facts associated with a horse farm.

Kathy Krupa – 7 New Steet wants to be clear on the Architectural design of the new homes. Chairman Panfili informed her that the 2 new lots will need the Historical Society approval.

Debbie Kelly 11 Buttonwood Street stated that usually the Historical Society has review authority but understands that the board wishes them to have approval authority.

Kathy Heptinstall stated that they have tried to listen to everyone's concerns and will work together to keep a good standing with all their neighbors.

Susie Mahon 16 Chesterfield-Crosswicks Rd asked the board if they would make sure the water issues are addressed and done right. She was informed that the approved plan would be enforced by the professionals.

Hearing no further public comment Chairman Panfili closed the public portion

In regard to street trees Mr. Hirsh stated that he recommended that the applicant remove 1 tree per each new lot because of the way the utilities run. The applicant agreed to follow the recommendation of the Environmental Committee as far as a species.

There was a short discussion on whether the applicant had applied for a preliminary and a final subdivision, Mr. Petrone felt that both could be granted due to the wording in the notice.

Mr. Petrone gave an overview of the application. The vote will be for a preliminary and final subdivision for 4 lots with variances. A side and front yard set back for Lot C, a variance for proposed lot A, a variance for rear yard setback of 17.9' where 30' is required as well as permit accessory building coverage of 5.67%, a variance for Lot D to permit a 20.91% lot coverage where 30% is required. Subject to conditions regarding the existing structures to confirm that the roof drainage works. Submissions of cross easements for the common driveways, a submission of easement for utilities to service Lot C. A point of purchase notice to indicated an active horse farm. The Historical Society to approval the appearance on the 2 new proposed homes. Coordination of landscaping with the Board Engineer on Front Street and screening along Lot 64, 30 Front Street per recommendation of the Environmental Committee.

A motion was made by Mr. Spence second by Mr. McMahon to approve the application
A roll call was taken:

Mr. Liedtka-yes
Mr. LoCascio-yes
Mr. McMahon-yes
Mr. Malison-yes
Mr. Nunziato-yes
Mr. Spence-yes
Ms. Acevedo-yes
Chairman Panfili-yes

All were in favor, motion carried.

EXECUTIVE SESSION

At 8:50 PM a motion was made by Mr. Spence, seconded by Mr. McMahon to enter into executive session for the purpose of discussing contract negotiations. The vote was

unanimous, motion carried. At 9:35 PM a motion was made by Mr. Spence, seconded by Ms. Acevedo to return to open session.

RESOLUTIONS

2013-01 Resolution Designating Regular Meeting Time and Place.

A motion was made by Mr. Spence, seconded by Mr. LoCascio, to approve Resolution 2013-01. The vote was in the affirmative, motion carried.

2012-02 Resolution Appointing Raymond, Coleman and Heinold with Douglas Heinold as Planning Board Attorney.

A motion was made by Mr. Spence, seconded by Mr. LoCascio to approve Resolution 2013-02. 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 state Barbara Fegley's name as the Planning Board Planner with the exception of the Renaissance project. A motion was made by Mr. Spence, seconded by Mr. LoCascio to approve Resolution 2012-03 with the updated wording. All in favor with the exception of Mr. McMahon who opposed.

2013-04 A Resolution Appointing Environmental Resolutions with Joseph Hirsh as Planning Board Engineer

A motion was made by Mr. Spence, seconded by Mr. Malison to approve Resolution 2013-04. The vote was in the affirmative, motion carried.

2013-05 Resolution Appointing Clark Caton Hintz with Phil Caton as the Planning Board Planner for the Renaissance project.

The board had a short discussion and it was decided to add Resolution 2013-05 for the Renaissance project planner. A motion was made by Mr. Spence second by Mr. Malison to appoint Phil Caton as Planning Board Planner for the Renaissance project. All were in favor, motion carried.

2012-10 Resolution granting amended Preliminary and Final Major Subdivision approval as to phase 1 only, and granting Bulk Variances to Phase 1 only to Renaissance Properties for Property at Block 206, Lots 24.01, 25.01 AND 25.02.

Mr. Nunziato asked that on page 3 item H should read "depth". The board agreed to add to page 4 item H the wording "and Planning Board".

A motion was made by Mr. Nunziato second by Mr. McMahon to approve Resolution 2012-10 with corrections. All were in favor with the exception of Mr. Liedtka, Mr. Malison, Ms. Acevedo and Mr. Spence. Motion carried.

DISCUSSION

None

CORRESPONDECE

Letter from Mark Shourds regarding E & E Landscaping for the board's information.

ITEMS NOT ON THE AGENDA

The board had a short discussion on who would be on the Technical Advisory Committee. It was decided to keep the same members as last year which would be Glenn McMahon, Jerry Spence, Don Coover, Joe Malison and Glenn Riccardi. If any conflict arises then Lido Panfili will step in.

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 @9:52 PM.

Respectfully submitted,

Aggie Napoleon, Secretary