

CHESTERFIELD TOWNSHIP PLANNING BOARD

February 12, 2013

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:30PM. The Open Public Meetings Act statement was read and compliance noted.

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

Mr. Hlubik declared his Oath of Allegiance. Mr. Hlubik was appointed as a Second Alternate member for a two-year term.

MINUTES

January 8, 2013 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. McMahon to approve the January 13, 2013 Regular minutes. All were in favor with the exception of Mr. Coover, Mr. Hlubik and Mr. Wilson who abstained. Motion carried.

RESOLUTIONS

2013-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING VARIANCE, PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL TO JAMES AND KATHY HEPTINSTALL 34-36 FRONT STREET, BLOCK 202, LOT 63.

A motion was made by Mr. Spence, seconded by Mr. Liedtka, to approve Resolution 2013-05. The vote was in the affirmative, with the exceptions of Mr. Coover, Mr. Hlubik and Mr. Wilson who abstained, motion carried.

APPLICATION FOR ACTION

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

Mr. Liedtka left the meeting.

Mr. Little the attorney for the applicant testified that they had been before board at the December meeting. Revised plans were submitted which address the suggestion of the Engineer to install parallel parking to included 6 spaces. The applicant was asked to consider taking part in the COAH program. Mr. Little discussed with Mr. Heinold and it was verified that there is no funding for this therefore Mr. Sunico declines. Regarding

the fare share obligation, Mr. Petrone stated that the applicant is required per the Township to contribute towards the building permit issuance and the CO. There was a short discussion on the parking issue; the applicant agreed to have in the lease agreement the 3 back parking spots will be assigned to the 1st floor and the 3 front spots to the 2nd floor.

Chairman Panfili opened the meeting for public comment.

Lauren Czhus – 468 Main Street she would like have Brick Alley open like it used to be. She expressed her concern with the number of parking spots for 4 apartments.

Don Czhus – 468 Main Street stated he had no problems with the conversion from commercial to residential he believes this is an improvement. He feels that opening Brick Alley up would benefit all the neighbors. He asked the board to recommend to the Township opening it up again.

The board asked Mr. McMahon to gather information for the next meeting regarding the discussions of the Township Committee to see if a recommendation can be made to reopen Brick Alley.

Hearing no further public comment Chairman Panfili closed the public portion.

Mr. Petrone reviewed that the board would be voting on a Use Variance to convert from a commercial to residential. Variances are required which are pre existing non conforming conditions, lot depth of 81.17 ft where 90 ft is required; front yard of 0.25 ft where 10 ft is required and rear yard of 12.91 ft where 30 ft is required. Permit a building coverage of 31.62% where 20% is permitted, a variance to permit 6 parking spaces where 8 are required. Where a de minimis exception is required of 9 x 18 ft, the applicant is proposing 9.5 x 13 ft. Parking spaces will be designated by unit. The structure will require Historical Society approval. The alley is not recognized as formal parking and the applicant will contribute to fair share housing

A motion was made by Mr. Coover seconded by Mr. McMahon to approve the application.

A roll call was taken:

Mr. Coover – yes
Mr. McMahon- yes
Mr. Malison – yes
Ms. Nunziato – yes
Mr. Spence– abstained
Mr. Wilson – yes
Ms. Acevedo - yes
Chairman Panfili - yes

All were in favor, motion carried.

INVITATION FOR PUBLIC COMMENT

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

CORRESPONDENCE

None

EXECUTIVE SESSION

At 8:00 PM a motion was made by Mr. Spence, seconded by Mr. Wilson to enter into executive session for the purpose of discussing contract negotiations. The vote was unanimous, motion carried. At 8:30 PM a motion was made by Mr. Spence, seconded by Wilson to return to open session.

Mr. Malison left the meeting @ 8:30PM

The board had a short discussion regarding having two planners for the year 2013.

A motion was made by Mr. Spence, second by Mr. Coover to have separate resolutions appointing two planners. The first being Environmental Resolutions with Barbara Fegley as the Planner for all new applications that have not yet commenced and the second being Clark Caton Hintz with Phil Caton as the Planner for all applications that have been filed and a review has commenced.

A roll call was taken appointing Environmental Resolutions with Barbara Fegley as Planner for new applications

Mr. Coover – yes
Mr. McMahon – no
Mr. Nunziato – yes
Mr. Spence – yes
Mr. Wilson – no
Ms. Acevedo – no
Mr. Hlubik – yes
Chairman Panfili – yes

A roll call was taken appointing Clark Caton Hintz with Phil Caton as Planner for previously filed applications which a review has commenced.

Mr. Coover – yes
Mr. McMahon – no
Mr. Nunziato – yes
Mr. Spence – yes
Mr. Wilson – no
Ms. Acevedo – no
Mr. Hlubik – yes
Chairman Panfili – yes

DISCUSSION

The board had a discussion regarding the Technical Review Committee. It was decided that before a TRC was assigned that Mr. Heinold give a summary at the next board meeting of all the rules of a TRC. All pending elevations should come before the board until further instructions from Mr. Heinold.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Ms. Acevedo to adjourn. All were in favor, meeting adjourned at 8:50 PM.

Respectfully submitted,

Aggie Napoleon, Secretary