

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 9, 2013

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

Roll call was taken showing present: Glenn McMahon (7:35); Donald Coover; John Nunziato; F. Gerry Spence; Mary Acevedo; Gerard Hlubik; Chairman Panfili. Absent: Jeremy Liedtka; Richard LoCascio; Joseph Malison; Brian Wilson. Professional staff present: Doug Heinold, Solicitor; Phil Caton, Planner.

AGENDA MATTER(S) REQUIREING RECUSAL(S)

None

MINUTES

March 12, 2013 Regular Minutes

A motion was made by Mr. Nunziato seconded by Mr. Hlubik to approve the March 12, 2013 Regular minutes. All were in favor with exception of Mr. Coover and Mr. Spence who abstain. Motion carried.

RESOLUTIONS

2013-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING SUBDIVISION APPROVAL WITH VARIANCE RELIEF TO THOMAS AND JUDITH MORGENSTERN, 431 ELLISDALE ROAD, BLOCK 301, LOT 19.01

The applicant expressed concern regarding the Deed Restriction Notice. Mr. Heinold included language stating adjustment of lot lines between the lot and adjacent lots or the consolidation of a portion of the lot with neighboring lots shall not be prohibited. Also regarding the TDR forfeiture he believes that it's either or and is awaiting confirmation from the Township Clerk. He suggested moving forward and amend the resolution if need be. Mr. Nunziato suggested the wording on page 2 #10 be changed from conduit to means.

A motion was made by Mr. Hlubik seconded by Mr. Nunziato to approve Resolution 2013-07 with the change. The vote was in the affirmative, with the exception of Mr. Coover and Mr. Spence who abstained, motion carried.

APPLICATION FOR ACTION

Heritage at Chesterfield SF Homes, LLC Block 107.18 Lot 1, Bulk Variance

Mrs. Linda Osman the attorney for the applicant testified that they are seeking a variance permitting a 5.5' side yard set back where 7.0' is required. The 1.5' deferential was noted and approved by the Township Engineer on October 8, 2012. A variance is requested in order to convey clear title to the property. This is an open space therefore there is no negative impact.

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

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

A roll call was taken:

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

All were in favor, motion carried.

CORRESPONDENCE

None

DISCUSSION

Chairman Panfili stated that Traditions at Chesterfield LLC, have been before the TRC on March 6th and March 28th to review the architectural designs, Mr. Ken Buchholz was sworn, Mr. Barry Edelman had been sworn at the December 2012 meeting. The elevation packet is marked as Exhibit A1. Mr. Edelman explained each building elevation to the board. The TRC made comments and at both meetings the applicant accepted the suggestions. The TRC agrees with the final version. Mr. Edelman stated that Buildings 1 and 2 are Duplex, Building 1 has 2 elevations, Building 2 has 1 elevation, Building 3 and 4 are Triplex and have 2 elevations. He is asking for approval on 3 elevations for the Duplex buildings and 4 elevations for the triplex buildings. On the Triplex Buildings shutters have been added, turn gables on 2 units and trim have been added over the garage. It will be standard to have shutters on all rear elevations, trim will be added on the garage. It will be standard for all triplex buildings facing Recklesstown Way to have a deck in the middle unit, for all other triplex's it will be an option. End units will have side garages that butt up to a road way except if an alley is available. No end units will have side garages on Cantor Place or Holloway Lane. It was suggested that the Engineer give comments regarding the site triangle. It was agreed that the issue

with the side car garages at the intersection of Holloway and Harness would be worked out by the professionals, Mr. Caton, Mr. Hirsh and the applicant. All units will be the same color with different colored shutters on each unit; all colors have been previously approved.

Chairman Panfili opened the meeting for public comment.

Joe Picarello - 243 Recklesstown Way- He supports a comment from the board that he would like to see the rear of the building look like the front.

Matt Weismantel- 80 Harness Way – stated he was impressed with the updated plans. He asked about using Stone or Brick. It is an option however due to the cost it has not been chosen.

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

A motion was made by Mr. Spence second by Mr. McMahon to approve the architectural designs for Traditions at Chesterfield, LLC. A roll call was taken.

Mr. Coover-yes

Mr. McMahon-yes

Mr. Nunziato-yes

Mr. Spence-yes

Ms. Acevedo-yes

Mr. Hlubik-yes

Chairman Panfili-yes

INVITATION FOR PUBLIC COMMENT

Matt Weismantel asked if the timing of the Traditions project phases would be moving up. He was informed that due to where the utilities are there is no way to move the phases. The developer's agreement is going to state that the phases are not necessarily going in as marked.

Mr. Edelman mentioned that in the future they may need to stock pike top soil. The board stated that it would fall under the bond agreement which would be between the applicant and the Engineer. Mr. Edelman stated that the top soil is not a disturbance. Chairman Panfili stated that he believes that soil can be stocked piled as long as there was no work going on and it was just for storage.

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

ITEMS NOT ON AGENDA

Mr. Heinold updated the board regarding the Group Home issue, Mr. Gillespie's office is working on the possibility of COAH. Mr. Heinold has sent to Mr. Gillespie the boards suggestions on some ordinance changes regarding the as built and adding tax map revisions to the escrow agreements,

The board had a short discussion regarding the sale of the old school. Chairman Panfili will ask Mr. Hirsh for a cost estimate on the proposed zoning. This will be added to the agenda for discussion next month.

Mr. McMahon stated that a group from NJIT would like to come before the board to do a conceptional plan for a fake purchase to see if they could get an approval for a subdivision to earn a grade. Mr. McMahon spoke to Mr. Hirsh and he is willing to be here and he will wave his fee for the students.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Ms. Acevedo to adjourn. All were in favor, meeting adjourned at 8:45 PM.

Respectfully submitted,

Aggie Napoleon, Secretary