

CHESTERFIELD TOWNSHIP PLANNING BOARD

September 10, 2013

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:32 PM. The Open Public Meetings Act statement was read and compliance noted.

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

AGENDA MATTER(S) REQUIREING RECUSAL(S)

Joseph Malison due to a conflict with Harry and Janet Williams application

MINUTES

August 13, 2013 Regular Minutes

A motion was made by Mr. Malison seconded by Mr. Hlubik to approve the August 13, 2013 Regular minutes. All were in favor with exception of Mr. McMahan and Mr. LoCascio who abstained. Motion carried.

RESOLUTIONS

None

APPLICATIONS FOR ACTION

Joseph and Margaret Rizzo Block 202.24, Lot 5, Bulk Variance

The applicant’s Attorney sent a letter to the Planning Board asking that the application be postponed to the October 8, 2013 meeting without re noticing to obtain a survey and review the matter with the board’s professionals.

A motion was made by Mr. Coover, seconded by Mr. McMahon to carry the application to October 8, 2013 meeting. All were in favor. Motion carried.

Harry and Janet Williams Block 301, Lot 20.01, Concept Plan

Mr. Patrone advised the board and the applicant that this is not an official application and therefore no suggestions and or recommendations are binding to either party.

Mr. Williams would like to subdivide his property into 2 lots. His property is an existing flag lot and the proposed lot will not abut a street, therefore he would need a variance. The board suggested that he speak to his neighbors and inform them of his proposal. He has 13.2 acres that is in existence since 1985 and falls under the category of being able to develop the first 10% into a lot which will allow him to have a maximum of 1.32 acre lot.

Regarding the driveway it was suggested that Mr. Williams make sure that emergency vehicles can get back there and also describe who would be responsible for the care and maintenance if there is an easement to the driveway. A shared driveway is a concern of the board.

It was suggested that the applicant apply for a minor subdivision and a planning variance. To reconsider a shared driveway or work out a plan to determine who will be responsible for maintenance, plowing etc. Talk to the neighbors and let them know about it, also it would be a good idea to have pictures accompany the application.

CORRESPONDENCE

None

DISCUSSION

None

INVITATION FOR PUBLIC COMMENT

Chairman Panfili opened the meeting for public comment, there being none the public portion was closed

ITEMS NOT ON AGENDA

None

ADJOURNMENT

A motion was made by Ms. Acevedo seconded by Mr. McMahon to adjourn. All were in favor, meeting adjourned at 8:10 PM.

Respectfully submitted,

Aggie Napoleon, Secretary