

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

October 8, 2013

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:35 PM. The Open Public Meetings Act statement was read and compliance noted.

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

### **AGENDA MATTER(S) REQUIREING RECUSAL(S)**

None

### **MINUTES**

#### September 10, 2013 Regular Minutes

A motion was made by Ms. Acevedo seconded by Mr. McMahon to approve the September 10, 2013 Regular minutes. All were in favor with exception of Mr. Spence who abstained. Motion carried.

### **RESOLUTIONS**

None

### **APPLICATIONS FOR ACTION**

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

Mr. Robert Sexton the attorney for Mr. & Mrs. Rizzo was sworn. He stated to the board the hardship his clients have gone through regarding the cost of the retaining wall and how they thought the contractor who installed it had done his due diligence. The wall was built 2 ½ feet at the right of way and the blocks are 12 inches wide. After a survey was done it shows the full width of the blocks are in the alley which is on Township Property. After speaking with Mr. Heinold a suggestions was to bring it before the Township Committee and ask for an easement. If they are declined they will then be back before this board to see what could be done.

Mr. Patrone stated that the applicant has two options either to request an adjournment or a dismissal without prejudice which would allow them to re-file. If they choose to ask for adjournment the applicant would have to re-notice. Mr. Sexton therefore asked the board for an adjournment.

A motion was made by Mr. Spence second by Mr. Coover to adjourn the application with re-notice. All in favor with the exception of Ms. Acevedo who abstained, motion carried.

## **CORRESPONDENCE**

None

## **DISCUSSION**

Ordinance 2013-13 Amending the Code of the Township of Chesterfield regarding permitted accessory uses in the A.G. Agricultural District.

Ms. Fegley submitted a letter dated October 7, 2013 regarding allowing dormitories as an accessory use to private and public schools. Ms. Fagley finds the Ordinance to be not inconsistent with the Master Plan and sees no negative impact. She recommended to the board to find Ordinance 20130-13 in conformance with the Master Plan.

A motion was made by Mr. Spence second by Mr. Coover to find Ordinance 2013-13 in conformance with the Master Plan. All in favor with the exception of Mr. Liedtka who abstained, motion carried.

Review recommendations from the Historic Preservation Committee and their draft ordinance regarding Historic Preservation.

The Historic Preservation Committee approached the Township Committee for the consideration of a local historic preservation ordinance. Ms. Fegley recommended to the board to establish a sub committee due to the length and detail of the proposed draft. Chairman Panfili recommended that this be tabled until the November meeting.

A motion was made by Mr. Spence seconded by Ms. Acevedo to table the discussion until November 12, 2013 meeting. All in favor with the exception of Mr. Liedtka who abstained, motion carried.

Mrs. Debbie Kelly President of the Historic Society and member of the Historic Preservation Committee stated that there are 6 members of the committee from both historic districts. She would like the board to consider putting together a sub committee to come up with comments on the draft that was submitted to the Township Committee. The Committee proposes the authority to have advisory comments on applications that come before the Planning Board. It was mentioned that if anyone on the Historic Preservation Committee had a conflict with an applicant they must recused themselves.

Kathy Krupa stated that by allowing them to be a committee with power to make comments on applications, this would enable the Committee to become qualified to apply for Federal Grants.

## **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 Mr. Spence seconded by Mr. Liedtka to adjourn. All were in favor, meeting adjourned at 8:25 PM.

Respectfully submitted,

Aggie Napoleon, Secretary