

CHESTERFIELD TOWNSHIP PLANNING BOARD

February 20, 2014

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; Gerard Hlubik; Jeremy Liedtka; Joseph Malison; John Nunziato; Alex Robotin; Mary Acevedo; Michael Russo; Chairman Panfili. Absent: Gregory Lebak and F. Gerry Spence. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer.

MINUTES

January 14, 2014 Regular Minutes

A motion was made by Mr. Coover seconded by Mr. Hlubik to approve the January 14, 2014 Regular minutes. All were in favor with the exception of Mr. Malison who abstained. Motion carried.

RESOLUTIONS

2014-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING AMENDED APPROVAL TO TERRAPIN FOR VARIANCE AND MINOR SITE PLAN APPROVALS FOR PROPERTY AT BLOCK 201, LOT 6.02 AT 460 MAIN STREET.

Mr. Hirsh stated that the header should be corrected to read 2014-05.

A motion was made by Mr. Nunziato, seconded by Mr. Hlubik, to approve Resolution 2014-05 with the correction. The vote was in the affirmative, with the exceptions of Mr. Malison who abstained, motion carried.

2014-06 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL WITH VARIANCE RELIEF TO JOSEPH AND CYNTHIA MALISON FOR PROPERTY AT BLOCK 900, LOT 14.02 AT 15 CHESTERFIELD-GEORGETOWN ROAD.

Mr. Hirsh stated that on page 4, condition A the review letter date should be December 3, 2013; on page 5 there are 2 conditions "F", on page 6, Mr. Liedtka's name was misspelled. A motion was made by Hlubik second by Mr. Coover to approve Resolution 2014-06 with corrections. The vote was in the affirmative, with the exceptions of Mr. Malison and Mr. Liedtka who abstained, motion carried.

APPLICATION FOR ACTION

E. Jean Chilton Block 204, Lot 15 & 18.01; 84 Bordentown-Chesterfield Rd, Minor Subdivision.

Mr. Robert Bruch was sworn, he testified that he is the nephew of Ms. Chilton and also is her power of attorney. Mr. Bruch stated this property has been in his family since 1932 and due to his aunts illness they would like to sell the property. A survey was done and it has been discovered that a portion of her driveway is owned by Mr. and Mrs. Layton who have agreed to sell that portion to Ms. Chilton. They are seeking to add 30 ft off of Rt. 528 going back 60 ft.

Mr. Hirsh stated that he would request that descriptions and reports be submitted for his review as part of a condition of approval. The applicant requested two waivers for completeness, wet land delineation and perk tests. Mr. Hirsh recommends both due to no construction being done.

A motion was made by Mr. Malison second by Mr. Liedtka to deem the application complete with waivers as requested. All in favor, motion carried.

Chairman Panfili opened the meeting for public comment.

Hearing no public comment Chairman Panfili closed the public portion.

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

A roll call was taken:

Mr. Coover-yes; Mr. Hlubik-yes; Mr. Liedtka-yes; Mr. Malison-yes; Mr. Nunziato-yes; Mr. Robotin-yes; Chairman Panfili-yes

All were in favor, motion carried.

CORRESPONDENCE

Letter from Burlington County Board of Chosen Freeholders regarding a permit submitted by DEP. This letter is to inform the board that the county will be working on the bridge on Chesterfield-Georgetown Road and a permit is needed do to the wetlands. They have started working on it temporarily and will start in the fall to replace the bridge.

DISCUSSION

The board had a discussion regarding amending the check list on Minor Subdivision to add a requirement to show a layout plan and driveway location on lots that have proposed structures. The board also would like to request an amendment to the ordinance regarding the principle building coverage in the Ag zone to be changed from 3% to 5% also on all applications change the check list to require 5 full sets of plans.

There was a brief discussion regarding the wind and solar ordinance, Mr. Heinold will provide samples of the requirements.

INVITATION FOR PUBLIC COMMENT

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

ADJOURNMENT

A motion was made by Ms. Acevedo seconded by Mr. Coover to adjourn. All were in favor, meeting adjourned at 8:15 PM.

Respectfully submitted,

Aggie Napoleon, Secretary