

CHESTERFIELD TOWNSHIP PLANNING BOARD

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

MINUTES

February 20, 2014 Regular Minutes

A motion was made by Mr. Hlubik seconded by Mr. Malison to approve the February 20, 2014 Regular minutes. All were in favor with the exception of Mr. Spence who abstained. Motion carried.

RESOLUTIONS

2014-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO E. JEAN CHILTON FOR PROPERTY AT BLOCK 204, LOTS 15 & 18.01 AT 84 BORDENTOWN-CHESTERFIELD ROAD.

A motion was made by Mr. Malison, seconded by Mr. Coover to approve Resolution 2014-07. The vote was in the affirmative, with the exceptions of Mr. Spence who abstained, motion carried.

APPLICATION FOR ACTION

Emily Picarello Block 202.112, Lot 2, 243 Recklesstown Way, Bulk Variance.

Joseph and Emily Picarello were sworn. Mr. Picarello is the family of Emily and spoke on her behalf. He stated that the original grading was a severe slope and was slippery and dangerous. The original elevation is a 5 foot drop within 15 feet and the preexisting walls were not touched. It meets all side and rear set backs. Mr. Hirsh stated that the two tiered retaining wall does not affect drainage it will have the same drainage pattern, it eliminated the slope. In regard to the 4' high metal rail fence it is in conformance. Ms. Picarello stated that the fence will be attached to the side of the house and will wrap around the wall.

Chairman Panfili opened the meeting for public comment.

Hearing no public comment Chairman Panfili closed the public portion.

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

A roll call was taken:

Mr. Coover-yes; Mr. Hlubik-yes; Mr. Malison-yes; Mr. Nunziato-yes; Mr. Robotin-yes; Mr. Spence; Chairman Panfili-yes; Ms. Acevedo-yes; Mr. Russo-yes.

All were in favor, motion carried.

Chairman Panfili will send confirmation to the Zoning Officer.

CORRESPONDENCE

Mr. Heinold passed out Wind and Solar ordinance samples to the board, he recommended taking them home reading through and make any comments to be discussed at next months meeting.

DISCUSSION

Memo regarding Ordinance 2014-02 “Ordinance Authorizing Acquisition of Property” Ms. Fegley wrote a letter to the board with her comments and found the ordinance to be in conformation with the master plan. The board agreed with Ms. Fegley.

A motion was made by Mr. Spence second by Mr. Nunziato to recommend the Township Committee consider approval of Ordinance 2014-02. All were in favor with the exception of Mr. Robotin. Motion carried

Mr. Heinold drafted an amended ordinance regarding Chapter 130 to amend Minor and Major Subdivision checklists to require concept footprint and driveway locations.

A motion was made by Mr. Nunziato second by Mr. Spence to recommend the Township Committee consider the amendment. All were in favor with the exception of Mr. Robotin who abstained. Motion carried.

Mr. Heinold drafted an Ordinance to amend Chapter 130 to amend “Area, Yard and Bulk Requirements” to change the Principal Building Coverage in the Ag Zone to 5% and change the Accessory Building Coverage in the Village Zone to 5%.

A motion was made by Mr. Spence second by Mr. Nunziato to recommend the Township Committee consider the amendment. All were in favor with the exception of Mr. Robotin who abstained. Motion carried.

Mr. Heinold drafted an Ordinance to amend Chapter 130 to amend all Checklists to require five (5) sets of plans.

A motion was made by Mr. Spence second by Mr. Nunziato to recommend the Township Committee consider the amendment. All were in favor with the exception of Mr. Robotin who abstained. Motion carried.

Mr. Heinold stated that in regard to the PSEG application due to a conflict Mr. Denis Germano will represent the Planning Board.

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 Mr. Spence seconded by Mr. Nunziato to adjourn. All were in favor, meeting adjourned at 8:15 PM.

Respectfully submitted,

Aggie Napoleon, Secretary