

CHESTERFIELD TOWNSHIP PLANNING BOARD

May 15, 2014

The meeting of the Chesterfield Township Planning Board was called to order by Vice Chairman Malison 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. Absent: Gregory Lebak; F. Gerry Spence; Chairman Panfili; Mary Acevedo and Michael Russo. Professional staff present: Douglas Heinold, Solicitor; Bob Hunter, Engineer.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mr. Heinold will be stepping down due to a conflict with the PSEG Resolution.

MINUTES

April 17, 2014 Regular Minutes

A motion was made by Mr. Coover seconded by Mr. Hlubik to approve the April 17, 2014 Regular minutes. All were in favor with the exception of Mr. Liedtka and Mr. Nunziato who abstained. Motion carried.

RESOLUTIONS

2014-09 AMENDED RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING PRELIMINARY AND FINAL SITE PLAN AND MINOR SUBDIVISIONS APPROVAL WITH DESIGN EXCEPTIONS AND SUBSECTION D HEIGHT VARIANCES FOR PUBLIC SERVICE ELECTRIC AND GAS COMPANY, 503 WARD AVENUE, LOTS 10.01, 10.02 10.04, 10.05 & 11, BLOCK 107

Mr. Heinold stepped down. Mr. Alice and Mr. Burton represented PSEG. Mr. Alice stated that in regard to Mr. Edelman’s request to plant the buffer in the Spring as opposed to Fall was never agreed upon and is not possible due to the timing of construction. The acquisition of Lot 10.01 is complete.

A motion was made by Mr. Hlubik, seconded by Mr. Coover to approve Resolution 2014-09. The vote was in the affirmative, with the exceptions of Mr. Liedtka and Mr. Nunziato who abstained, motion carried.

2014-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING FINAL MAJOR SUBDIVISION APPROVAL AS TO PHASE 2 ONLY TO TRADITIONS AT CHESTERFIELD, LLC FOR PROPERTY AT BLOCK 202, LOTS 24.01, 25.01 AND 25.02.

A motion was made by Mr. Hlubik second by Mr. Coover to approve Resolution 2014-10. The vote was in the affirmative, with the exceptions of Mr. Liedtka and Mr. Malison who recused and Mr. Nunziato who abstained, motion carried.

2014-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO JOSEPH AND MARGARET RIZZO, 10 SUSANNAH DRIVE, BLOCK 202.24, LOT 5.

A motion was made by Mr. Coover second by Mr. Hlubik to approve Resolution 2014-11. The vote was in the affirmative, with the exception of Mr. Liedtka and Mr. Nunziato who abstained, motion carried.

APPLICATION FOR ACTION

Susanne & Peggy Catalina- Block 107.14, Lot 6, 40 Colemantown Drive, Bulk Variance.

Susanne and Peggy Catalina were sworn. The applicants testified that they would like to erect a fence 7 feet from the rear yard set back where 10 feet is required to line up with their neighbors fence. They are also asking for a 1' setback from the property right of way off of Atison Way. The fence proposed is 4 foot solid white with 1 foot lattice. The property has 3 frontages; 2 front yards and a rear yard. The board had concern with the site triangle on Atison Way. A condition of approval is to set back the fence on Atison Way at least 5 ft to comply with the site triangle requirements and the utilities easement concern which would be determined by the Engineers office. A required condition of approval is that if any damage to the fence is caused by normal activity or snow plowing by Public Works Dept. the applicant will not bring claim against the Township.

Vice Chairman Malison opened the meeting for public comment.

Hearing no public comment Vice Chairman Malison closed the public portion.

A motion was made by Mr. Coover seconded by Mr. Hlubik 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.

Motion carried.

James Connolly – Block 107, Lot 6 & 7, Minor Subdivision

James and Valerie Connolly were sworn. Mrs. Connolly testified that they would like to move the property line 35 feet back. Mr. Connolly's father is transferring that portion of the property to Mr. & Mrs. Connolly. The Engineers letter dated May 12, 2014 states that there are 3 variances that are required. Lot 7 is currently 0.30 acres and is proposed to increase 0.39 acres; the lot depth is 125.25 feet and is proposed to increase 160.25 feet and the rear yard set back is 39.09 and is proposed to increase to 74.09 feet. They will be filing by deed and therefore will need to be submitted to the Township for review.

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

A motion was made by Mr. Liedtka second by Mr. Hlubik 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. Motion carried.

CORRESPONDENCE

None

DISCUSSION

Wind & Solar Ordinance
Master Plan

All discussions will be continued to the next meeting due to numerous board members absence.

INVITATION FOR PUBLIC COMMENT

Vice Chairman Malison opened the meeting for public comment.

Mr. Matt Lynch – 15 Old York Road expressed his concern regarding his pond. Mr. Lynch stated that in September 2013 he put on record his concern of flooding by the construction caused by dewatering. He hired an Engineer to look into this and according to her letter of December 5, 2013 she found that the groundwater recharge was not sufficient. Mr. Lynch passed out the letter written to his attorney from Ms. Margaret Snyder. Now that more construction work is being done he is very concerned that the new road being put in will have potential problems. Mr. Liedtka stated that Mr. Hirsh sent Mr. Edelman an email today regarding this issue.

Mr. Herb Ames – 10 Old York Road stated that he walked the site with Ms. Snyder and they believe that DEP should not have approved the plans for recharge and the road way. He suggested having a meeting with DEP, Maser and their Engineer to review Ms. Snyder's letter. Mr. Hunter will take the letter to Mr. Hirsh for further review. Because the stormwater was approved the board suggested that Mr. Lynch and Mr. Ames take their issue to DEP. Mr. Ames asked if something could be done regarding the dust control. Mr. Hunter informed him that the inspectors are on site and he will address the issue with the contractors. Mr. Hunter suggested Mr. Ames to keep receipts as a record of the costs associated with dust.

ADJOURNMENT

A motion was made by Mr. Liedtka seconded by Mr. Robotin to adjourn. All were in favor, meeting adjourned at 8:47 PM.

Respectfully submitted,

Aggie Napoleon, Secretary