

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 19, 2014

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

Roll call was taken showing present: Donald Coover; Jeremy Liedtka; Alex Robotin; F. Gerry Spence; Chairman Panfili. Absent: Gerard Hlubik; Gregory Lebak; Joseph Malison; John Nunziato; Mary Acevedo and Michael Russo. Professional staff present: Douglas Heinold, Solicitor; Joe Hirsh, Engineer and Barbara Fegley, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

May 16, 2014 Regular Minutes

A motion was made by Mr. Coover seconded by Mr. Robotin to approve the May 16, 2014 Regular minutes. All were in favor with the exception of Mr. Spence and Chairman Panfili who abstained. Motion carried.

RESOLUTIONS

2014-12 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO SUSANNE & PEGGY CATALINA, 40 COLMANTOWN DRIVE, BLOCK 107.14, LOT 6

A motion was made by Mr. Coover, seconded by Mr. Liedtka to approve Resolution 2014-12. The vote was in the affirmative, with the exceptions of Mr. Spence and Chairman Panfili who abstained, motion carried.

2014-13 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO JAMES CONNOLLY FOR PROPERTY AT BLOCK 107, LOTS 6 & 7 AT 154 BORDENTOWN-CROSSWICKS ROAD.

A motion was made by Mr. Liedtka second by Mr. Coover to approve Resolution 2014-13. The vote was in the affirmative, with the exceptions of Mr. Spence and Chairman Panfili who abstained, motion carried.

APPLICATION FOR ACTION

Irwin Morrissey- Block 502, Lot 30.25, Bulk Variance.

The application will be heard at the July meeting due to lack of proper noticing.

Robert & Melissa Evans – Block 105, Lot 10, Bulk Variance

Robert and Melissa Evans were sworn. They are before the board to expand their home by adding a 2 story addition. Exhibit A-1, Drawing of their proposed addition was passed out to the board. They would like to add on to the back of the house due to the locations of the septic and the well. The garage doors and will be relocate. A new driveway will also have to added and the existing one would be an access road only. They are seeking a separation distance of 5' from the proposed addition and the garage where the separation has to be the height of the garage or a minimum of 10'. They are also seeking a bulk variance to permit the addition be constructed with a rear yard setback of 12' where 75' is required. The existing house has a rear setback distance of approx 44' which is an existing non-conforming condition. The garage has a rear yard setback of 10 ¼'.

Chairman Panfili opened the meeting for public comment.

Mr. George Hulse, Esq. representing Mrs. Hanacheck who is the next door neighbor. He expressed his clients concern of the negative impact this would have on her because it would be too much of an encroachment to Mrs. Henachecks property. He suggested moving the septic system and putting the addition on the other side of the house.

Ms. Joanne Hanuschik – 27 Hogback Road was sworn. She testified that her back yard is the applicant's side yard. The applicant's house was built by her parents in the 1950's. The applicants have changed the stone driveway to asphalt which has caused a drainage issue. A series of photographs of the property were introduce as Exhibit H-1 and passed around to the board members. She expressed her concern with the size and intesity and how it would impact her septic flow, emergency vehicles being able to access due to the tightness around the garage. There is a pipe and drainage issue she would like it removed if the application is approved. Mr. Evans testified that he rerouted the water waste however the pipes still remain.

Mr. Evans stated that when complete the house would have 4 bedrooms, 2 full baths and a powder room. He stated that the cost of moving the septic is out of his budget. The roof drainage can be redirected away from the back property line and directed towards Groveville Road.

Chairman Panfili asked if there were any more public comment. There being none the public portion was closed

Mr. Hirsch stated that the maximum impervious coverage for the lot is 25% which is approx. 11, 000 sq. ft. After inspection he stated that 4,000 sq ft is covered by the garage, house, driveway and existing asphalt therefore another driveway could be added and would be under the limit.

As conditions of approval the applicant should install landscaping to soften the appearance approved by the Township Planner, require the new addition roof drains be directed away from that corner of the property, the applicant should have survey work to show grading and a full plot plan to show elevations, have the Engineers approval of the drainage, the impervious coverage must remain, the new driveway must be stone and cap the pipe under the asphalt at both ends and any and all other permits that are required.

A motion was made by Mr. Coover second by Mr. Spence to approve the application with the conditions noted.

A roll call was taken. Mr. Coover-yes; Mr. Liedtka-yes; Mr. Robotin-yes; Mr. Spence-yes; Chairman Panfili-yes. Motion carried.

CORRESPONDENCE

None

Chairman Panfili called a 5 minute break @9:00pm. The meeting resumed @9:05pm.

DISCUSSION

Memo regarding Ordinance 2014-13, “Area, Yard & Bulk Requirements”; Ordinance 2014-14 Amending Check List; Ordinance 2014-15 Amending Minor and Major Checklist to require Concept Footprint & Driveway location.

The board agreed that all three Ordinance amendments are in conformance with the Master Plan and recommend the Township Committee Adopt the Ordinances.

Wind & Solar Ordinance

This will be tabled till the September meeting; at that point the board will talk about putting together a sub committee.

Master Plan

The last time the plan was reexamined was in 2009 and should be done every 10 years however due to the dramatic change in the Township the board agrees that it should be done now. Ms. Fegley has submitted a proposal and the budget had been approved. The board agreed to move forward with the review.

A motion was made by Mr. Spence second by Mr. Coover to start the review of the Master Plan having Barbara Fegley do the review. The plan should be completed in one year with quarterly reports submitted by Ms. Fegley.

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. Liedtka to adjourn. All were in favor, meeting adjourned at 9:30 PM.

Respectfully submitted,

Aggie Napoleon, Secretary