

CHESTERFIELD TOWNSHIP PLANNING BOARD

July 17, 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; Gerard Hlubik; Alex Robotin; F. Gerry Spence; Chairman Panfili; Mary Acevedo(7:35). Absent: Gregory Lebak; Jeremy Liedtka; Joseph Malison; John Nunziato; and Michael Russo. Professional staff present: Douglas Heinold, Solicitor; Joe Hirsh, Engineer.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

May 16, 2014 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Robotin to approve the June 19, 2014 Regular minutes. All were in favor with the exception of Ms. Acevedo and Mr. Hlubik who abstained. Motion carried.

RESOLUTIONS

2014-14 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO ROBERT & MELISSA EVANS, 97 GROVEVILLE ROAD, BLOCK 105, LOT 10.

A motion was made by Mr. Spence second by Mr. Robotin to approve Resolution 2014-14. The vote was in the affirmative, with the exceptions of Ms. Acevedo and Mr. Hlubik who abstained, motion carried..

APPLICATION FOR ACTION

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

Mr. Brian Schmidt, a family friend and Mrs. Morrisey, Irwin's mother were sworn. Mr. Heinold asked if they would be willing to proceed without an attorney due to Mr. Irwin Morrisey being out of town to which they both responded yes. They are before the board to ask for permission to build a 30' x 44' basketball court in the rear of the property. They require a bulk variance they are proposing 7% accessory building coverage where 4% is permitted. They also seek a variance to allow the basketball court to be a permitted accessory use where the ordinance specifically lists tennis court only and not basketball, or sports courts. Mr. Coover expressed his concern with the noise during the evening, and a condition of approval would be no lights and intended for day use only.

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

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

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

CORRESPONDENCE

None

DISCUSSION

Agriculture division and merger of lots for Walter and Lawrence Kuser, Fernbrook Group, L.P.

Mr. Heinold explained to the board that the MLUL exempts the board from hearing this subdivision. There were 3 issues that he checked which have all been met. There will be no new streets, there is nothing less than 5 acres and will be used for Agriculture purposes. They went through the State and the County process, therefore this board does not have to review it. If the subdivision allows the commercial use portion of the property to grow they will then have to come back to this board.

INVITATION FOR PUBLIC COMMENT

Chairman Panfili opened the meeting for public comment.

Ms. Valerie Jones stated that the Township Committee has changed their meeting time to 7:00pm and she asked if this board would be willing to do the same. A few members stated that changing the time to earlier would not work for them however they will discuss it at the reorganization meeting in January.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 8:02 PM.

Respectfully submitted,

Aggie Napoleon, Secretary