

CHESTERFIELD TOWNSHIP PLANNING BOARD

February 16, 2016

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:00PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Sam Davis; Gerard Hlubik; Joseph Malison (7:28); Glenn McMahon (7:04); John Nunziato; Alex Robotin; Jignesh Shah; Michael Russo; Chairman Panfili. Absent: F. Gerry Spence and Mary Acevedo. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

January 19, 2015 Regular Minutes

A motion was made by Mr. Robotin seconded by Mr. Shah to approve the January 19, 2016 Regular minutes. All were in favor with the exception of Mr. Hlubik who abstained. Motion carried.

RESOLUTIONS

2016-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING IN PART AND DENYING IN PART FOR USE VARIANCE APPROVALS TO DANIELLE QUINN, 9 FENTON LANE, BLOCK 202.07 LOT 52

A motion was made by Mr. Shah, seconded by Mr. Russo to approve Resolution 2016-05. All were in favor with the exception of Mr. Davis; Mr. Hlubik and Mr. Robotin who abstained, motion carried.

2016-06 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO JOSEPH LYNCH FOR PROPERTY AT BLOCK 301, LOTS 11 & 19.02 AT 437 ELLISDALE ROAD

A motion was made by Mr. Nunziato seconded by Mr. Russo to approve Resolution 2016-06. All were in favor with the exception of Mr. Hlubik who abstained, motion carried.

2016-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SITE PALN WITH BULK VARIANCE APPROVAL TO AMPERICON, INC., FOR THE PATEL PROPERTY AT 59 WHITE PINE ROAD, BLOCK 600, LOT 44.14

A motion was made by Mr. McMahan, seconded by Mr. Nunziato to approve Resolution 2016-07. All were in favor with the exception of Mr. Hlubik who abstained, motion carried.

2016-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SITE PLAN WITH CONDITIONAL USE VARIANCE APPROVAL TO A CLEAR ALTERNATIVE (RAYMOND HLUBIK), FOR 92 CHESTERFIELD-GEORGETOWN RD, BLOCK 901, LOT 16.01.

A motion was made by Mr. Russo, seconded by Mr. Robotin to approve Resolution 2016-08. All were in favor with the exception of Mr. Hlubik who abstained, motion carried.

APPLICATION FOR ACTION

Ronald Domanski Block 501, Lot 7.01, 68 Margerum Road, Minor Site Plan.

The secretary received an email from Mr. Domanski's attorney, Mr. Singer asking that Mr. Domanski's application be withdrawn. Mr. Heinold suggested that the board move to deny the application without prejudice.

A motion was made by Mr. Hlubik seconded by Mr. Shah to deny the application without prejudice.

A roll call was taken

Mr. Davis-yes; Mr. Hlubik-yes; Mr. McMahan-yes; Mr. Nunziato-yes; Mr. Robotin-yes; Mr. Shah-yes; Chairman Panfili-yes; Mr. Russo-yes. All were in favor, motion carried.

Vijay C. Ganga Block 107.17 Lot 1, 105 Galestown Circle, Bulk Variance

Mr. Ganga was sworn. He testified that he would like to install a fence 5 foot high fence 6 inches from his property line. Mr. Hirsh stated that his property is a corner lot and therefore has 2 frontages and alley. The ordinance permits 4 foot sold fences in front and side yards where he is proposing 4 foot solid with 1 foot lattice. A variance is need for a solid fence where as they are not permitted in front and/or side yards. Also the ordinance states that the set back is 10 ft. where he is proposing 6 inches. The concern is plowing and the damage that can be done to the fence being that close. Mr. Ganga asked the board to revise his application to a setback of 2 feet. Mr. Hirsch stated that 2 feet is hazardous.

Chairman Panfili opened the meeting for public comment. Hearing none the public portions was closed.

Mr. Hirsch recommended moving the fence on Colemantown Drive back 10 feet from the rear of the sidewalk and on Pocomoke Lane move the fence back 5 feet from the property line. That would allow room for plowing and also not affect the site triangle.

Mr. Ganga asked the board to carry his application till the March meeting so that he can review Mr. Hirsh's recommendation. The board asked that he give a revised plan 10 days prior to the meeting. The board agreed to carry the application without notice to the March meeting.

Timothy DeSantis Block 202.16, Lot 4, 23 Harness Way, Bulk Variance

Mr. DeSantis and Mr. Eric Rupnarain, Engineer were sworn. Mr. DeSantis would like to remove the existing retaining wall and patio and construct a new retaining wall, turning the back yard into a patio with an in-ground pool and raised deck. Variances are required because an accessory building set back is 4 feet from the rear property line and 2 feet from the side property line whereas the retaining wall is 3 feet from the rear, 1 foot from the north side and 2 feet from the south side property lines. Also for the impervious coverage where a maximum of 50% is permitted and 65% is proposed. The maximum height of a wall in the side or rear yard is 6' where 9.9' is proposed therefore a variance is needed. Mr. Dickson Munds, Contractor was sworn. The board raised the issue with drainage, the applicant agreed to replace the driveway with porous asphalt.

Chairman Panfili called for a 5 minute break at 7:44 so that the applicant can review the options. The meeting resumed at 7:54.

The applicant would like the board to consider allowing the turn around in the driveway to be some sort of porous material, also to move the retaining wall in 2 ft from the property line and 1 ft from the rear property line which would allow them to meet the bulk variance. This will shift the pool closer to the house by a foot. The board suggested revising the plan to replace more than just the turn around and bring it to 60% impervious coverage. Mr. Hirsh suggested as part of the approval that the structural calculations be submitted by a professional engineer. The board asked that a color dye be put in the brick.

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

Mr. Heinold stated as amended the bulk variances are no longer needed, the impervious coverage is being set to 60%, revise plan and address reduction and submitted to the Engineers office for approval. Fence details be submitted, staining the concrete to an earth tone color, items outlined in the Engineers review letter complied with and any outside agencies approvals.

A motion was made by Mr. Hlubik second by Mr. McMahon to approve the application with all comments stated by Mr. Heinold.

A roll call was taken:

Mr. Davis-yes; Mr. Hlubik-yes; Mr. Malison-abstained; Mr. McMahon-yes; Mr. Nunziato-yes; Mr. Robotin-yes; Mr. Shah-yes; Chairman Panfili-yes; Mr. Russo-yes.

DISCUSSION

Traditions Architectural Review

Barry Edelman and Jonathan Heilbrunn, the attorney representing Traditions attended the meeting. Ms. Lisa Specca, Township Planner went threw her review letter specifically regarding the Manor Homes/Multi Family Units. After a lengthy discussion the following determinations were made by the board and agreed on by the applicant. . In the rear the double gables were approved. On the side there will be added bedroom and garage windows. The windows should be shifted to create space for utility lines. Meters and utilities attached to the building will be screened with landscaping. Shutters should be on all front and sides at 12 inches however no shutters on the rear triple windows. There should be raised panels and detail on the triple windows. The color should be reviewed and approved by the Township Planner. In the front the large portico that was presented was approved. The trim will be 3 1/4 in and 4 in between double and triple windows. The lighting will be on each garage that will stay on all the time due to the dark parking lot, balcony lights are self controlled. There will be a gang mailbox located in the rear of the building. A dumpster will be provided. There will be a condo association for all 30 units which will be in charge of all maintenance also costs associated with taxes and utilities. Any open items are to be finalized through Ms. Specca.

An email was sent by Mr. Edelman today regarding the Duplex and Triplex buildings however there was not enough time to review them. Mr. Edelman will submit all preliminary elevations to Ms. Specca and then will submit to the board the color renderings after any changes recommended by Ms. Specca ten days prior to the meeting.

CORRESPONDENCE

None

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. Shah seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 9:40 PM.

Respectfully submitted,

Aggie Napoleon, Secretary