

CHESTERFIELD TOWNSHIP PLANNING BOARD

March 15, 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: Mary Acevedo; Sam Davis; Gerard Hlubik; Joseph Malison; Glenn McMahon; John Nunziato; Alex Robotin; Jignesh Shah; F. Gerry Spence; Michael Russo; Chairman Panfili. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mr. Spence and Ms. Acevedo cannot vote on Vijay Ganga application, they were not present at the February 16, 2016 meeting.

MINUTES

February 16, 2016 Regular Minutes

A motion was made by Mr. Hlubik seconded by Mr. Robotin to approve the February 16, 2016 Regular minutes. All were in favor with the exception of Mr. Spence and Ms. Acevedo who abstained. Motion carried.

RESOLUTIONS

2016-09 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD DENYING WITHOUT PREJEDCE SITE PLAN APPLICATION OF RONALD DOMANSKI FOR 68 MARGERUM ROAD BLOCK 501, LOT 7.01.

A motion was made by Mr. Nunziato, seconded by Mr. Hlubik to approve Resolution 2016-09. All were in favor with the exception of Mr. Spence and Ms. Acevedo who abstained, motion carried.

2016-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO TIMOTHY DESANTIS, 23 HARNESS WAY, BLOCK 202.16, LOT 4.

A motion was made by Mr. Robotin seconded by Mr. Nunziato to approve Resolution 2016-10. All were in favor with the exception of Mr. Spence and Ms. Acevedo who abstained, motion carried.

2016-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD APPROVING ARCHITECTURAL PLAN ELEMENTS FOR ONE MULTI FAMILY UNIT IN PHASE 3 OF THE TRADITIONS SUBDIVISION WITH CONDITIONS.

A motion was made by Mr. Robotin, seconded by Mr. Davis to approve Resolution 2016-11. All were in favor with the exception of Mr. Spence and Ms. Acevedo who abstained, motion carried.

APPLICATION FOR ACTION

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

Mr. Ganga was sworn at last month's meeting. Mr. Ganga's submitted a memo dated March 4th amending the application to a set back of 5 ft from Pocomoke Lane and a total of 12 feet from Colemantown Drive. Mr. Hirsh stated that the Township will need to move the no outlet sign 3 feet behind the curb; he will get in touch with the developer. The proposed fence 4 ft with 1 ft lattice is in conformance with the ordinance due to the fact that the property is surrounded by 3 roads. As a condition to the approval the fence will be white and if any damage is caused by plowing of snow the Township will not be responsible.

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

A motion was made by Mr. Robotin second by Mr. Hlubik to approve the application with conditions. A roll call was taken.

Mr. Davis-yes; Mr. Hlubik-yes; Mr. Malison-abstain; Mr. McMahon-yes; Mr. Nunziato-yes; Mr. Robotin-yes; Mr. Shah-yes; Chairman Panfili-no; Mr. Russo-yes.

Motion carried.

Robert DiMattia Block 901, Lot 9, 149 Georgetown-Chesterfield Rd. , Bulk Variance

Bill Maier, Solar Installation Professional, Robert DiMattia and Dorothy DiMattia were sworn. The applicant is proposing a 17.05 kW roof mounted solar array. A single family dwelling is restricted to a maximum of 10 kW of generation capacity and therefore they are seeking a variance for the size only. Mr. Hirsh recommended the board waive the minor site plan approval due to there being minimal impact on the site. The array will be less than 12 inches above the roof surface. The applicant agreed to all the requirements in the Engineers letter dated February 3, 2016.

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

A motion was made by Mr. Spence second by Mr. Nunziato to approve the application

A roll call was taken:

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

Motion carried.

DISCUSSION

Traditions Townhouse Elevations

Jonathan Heilbrunn, the attorney representing Traditions attended the meeting. Mr. Heilbrunn stated that Mr. Edelman would be here as soon as possible he was making copies for the board. He stated that some elevations were submitted to the Planner on and a review letter dated March 16, 2016 was submitted. Chairman Panfili informed him that the applicant was to submit color renderings 10 days prior to the meeting which were sent the day before in a drop box email which could not open.

Chairman Panfili called for a 5 minute break at 7:30. The meeting resumed at 7:37.

Ms. Specca presented a slide show regarding Traditions Neighborhood Architectural Design “Old York Village”.

Mr. Edelman stated that he did as the board asked and submitted the drawings by email 10 days prior to the meeting to the Secretary and to the Planner. The secretary stated that color renderings were submitted the day before the meeting however the files were not able to be open.

Mr. Spence and Mr. Shah left the meeting at 9:00pm

The elevations for Phases 3 & 4 were discussed. Phase 3 & 4 consist of Triplex, Duplex and Single Family dwellings. Ms. Specca asked the board to allow her to work with Mr. Edelman to interchange the units to create building types to which the board agreed. The board asked Ms. Specca to check with the Construction Officer in regard to the fire code for larger porches on unit B. After a discussion Ms. Specca recapped the recommendations. Add triple door lights to all units and the trim should match on all units per building. A1 & A2 should have round columns or double posts. B2 put white in the gable and look into connecting the porch to the center post. B3 large gable and box window. D1 should have double windows instead of twin. D2 should of a bow roof over the entire turn gable. The look alike ordinance applies to each individual building, not unit. The duplex units are the same combinations which Ms. Specca and Mr. Edelman will work on putting them together to bring back to the board for approval. The sides should have upgrades on the corners and the rears should have the gables centered. The board would like to see a deck on the rear of duplex and possible wrap around porches on all side units.

Mr. Edelman asked for release of the building permit on his own risk. The board had no issue but only on the townhouses. In regard to single family units the board deferred to Mr. Hirsh to verify the water tables.

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. Nunziato seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 9:30 PM.

Respectfully submitted,

Aggie Napoleon, Secretary