

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 19, 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; Chairman Panfili. Absent: Michael Russo. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mr. Davis and Mr. Robotin for Richard Schmidt (Motivation Motocross Instruction) Use Variance.

MINUTES

March 15, 2016 Regular Minutes

A motion was made by Mr. Spence seconded by Ms. Acevedo to approve the March 15, 2016 Regular minutes. All were in favor. Motion carried.

RESOLUTIONS

2016-12 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVALS TO ROBERT DIMATTIA FOR 149 GEORGETOWN-CHESTERFIELD ROAD, BLOCK 901, LOT 9.

A motion was made by Mr. Shah, seconded by Mr. Davis to approve Resolution 2016-12. All were in favor with the exception of Mr. Spence who abstained, motion carried.

2016-13 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO VIJAY GANGA, 105 GALESTOWN CIRCLE, BLOCK 107.17, LOT 1.

A motion was made by Mr. Hlubik seconded by Mr. Nunziato to approve Resolution 2016-13. All were in favor with the exception of Mr. Spence who abstained, motion carried.

2016-14 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD APPROVING ARCHITECTURAL PLAN ELEMENTS FOR TOWNHOMES AND TRIPLEXES IN PHASE 3 OF THE TRADITIONS SUBDIVISION WITH CONDITIONS.

Mr. Heinold suggested the board hold off on approving this Resolution so that he may have time to speak to Mr. Edelman after the public hearing.

APPLICATION FOR ACTION

Richard Schmidt (Motivation Motocross Instruction) Block 108, Lot 2.01, 182 Bordentown-Crosswicks Rd., Use Variance.

Ms. Linda Osman, Attorney and Mr. Richard Schmidt were sworn. Mr. Schmidt is seeking a use variance to operate a motocross instruction facility to teach an off road riding education program. The apron will be designed to County Specs, in regard to trucks turning around there is a 30 foot radius, 50 feet in diameter. The area of the course is 150 x 200 feet with the possibility of more than one track operating at the same time for different lessons. The existing dirt will be used to make the mounds; he is proposing a cattle fence of 4 ft in height. Exhibit A-1, color coded layout plan was marked. A tractor would be located at the site to keep the tracks clean and will be stored inside the building. Approximately 10 dirt bikes and 10 ATV's are stored on site and are used as rentals for lessons. Fuel is stored on site in containers and an above ground pump. There will be a ratio of 6 riders to 1 instructor. There will be temporary lighting for the parking area adjustable 4 bulbs at 1000 watts each. They would start no earlier than 9am and finish by 10pm. He would like to be open 7 days a week however the bulk of the operation will be on Saturday and Sunday. In regard to the noise, Ms. Osman submitted a Resolution from Millville with similar sound issues marked as Exhibit A-2. Mr. Schmidt testified that all the bikes are 4 strokes and trail bikes. Exhibit A-3 an emissions and noise graph was marked. Ms. Specca stated that because the site is in an OP Zone the applicant must satisfied negative and positive criteria. The issues are noise, dust and visual impact. Ms. Osman stated in her opinion that the positive criteria is it will assist in the safety of the community to learn to ride dirt bikes and atv's safely and there will be irrigation to minimize the dust, an onsite well is proposed . Exhibit A-4 trainings to be offered were marked. Nothing will be removed from the site and the wetlands will remain intact. It will not change the esthetics. In regard to the negative criteria, Ms. Osman believes the natural use goes with the agricultural roots for the community as opposed to an office building, the noise will not over impact what the turnpike already generates and the dust is controlled by irrigation. Exhibit A-5, Fenton Lane Park and site photos were marked.

Chairman Panfili opened the meeting for public comment.

Michael Galati – 183 Bordentown-Crosswicks Rd. and 2 Fenton Lane. He stated that the track would have a huge impact on the close neighbors. Having gas on the premises would be an issue, there's a potential for spills. He believes there will be a need for multiple pumps to irrigate the entire property. This will affect his well being and value of his property and it is a negative impact to the community.

Barbara Gallati – She believes there would be an issue with trying to communicate with the kids while they are wearing helmets. Trespassing and lighting are a concern to her and also it will not be esthetically pleasing to look at.

Catherine Marlin 31 Bordentown-Chesterfield Rd. She stated that he would rather have a dirt bike track in her back yard then a compressor station in her front yard.

Robert Coloma 29 Fenton Lane. His concern is the noise and the air pollution. It is detrimental to him.

Ted Varias – 123 Colemantown Drive. He believes it will have an impact on the Police Dept. A more suitable use for that property would be to a doctors or lawyers office. It will cause additional noise to what is already heard from the Turnpike.

Mark Breiland – 109 Calestown Circle. He believes it is a total detriment to the community and will not help the value his home.

Shelly Varias – 123 Colemantown Drive. She questioned what type of fire prevention will be on site. With the property across the street for sale she had concern that the operation could expand.

Myra Wille – 9 Georgetown-Chesterfield Rd. He concern is the health issue and does not want more pollutants in the air, we need to preserve the quality of life, she moved here for the piece and quite.

Carol Cooper – 172 Bordentown-Crosswicks Rd. Her son has asthma and the dust will be an issue and a son with autism with sound sensitivity. This is not positive to this community, Chesterfield has changed and there is no where for our kids to ride anymore, it's not the Chesterfield it was 20 years ago.

Dave Sass – 15 Fenton Lane. He believes the reason for the OP Zone is to have a buffer from the Turnpike and to generate revenue; the noise will be an issue. The dust will be an issue as well. The property is not in the Agricultural area it's in a residential area it does not fit in.

Valerie Jones from Crosswicks. She stated that farms in the area also produce dust. The bikes he will be using are nothing like the bikes that are heard on the turnpike, she believes the turnpike noise will drown out the noise from the track. Any large business will not be able to build under the power lines.

Scott Barnico from Toms River. He stated that his kids have done this class and it helped them learn safety and is a good way to train the kids or adults. He sells atv's and motorcycles and safety is most important and this class will benefit anyone interested in owning one.

Kevin Blazic – 228 Bordentown Chesterfield Rd. He knows the applicant and stated he is an excellent teacher; his wife is learning to ride a motorcycle and believes she would benefit from learning at this facility. It's more than just for kids to learn.

A resident from 78 Bordentown-Chesterfield Road (she did not give her name). Stated that the compressor station will also make noise along with the dirt bikes and atvs is will

double, She is concerned with the water levels once Trans Co comes in and this applicant will be adding a well. Another concern is where it will be located and the toxic gas from the vehicles.

Chairman Panfili closed the meeting to public comment.

Ms. Osman stated that she appreciated the compassion from the residents but asked that the board rely on the testimony not the comments that were made. She also asked that the board separate the fears of the compressor station with this application. She welcomed the prospect of a demonstration and asked if the board would like to table the decision to get more information.

Mr. Heinold read the memo from The Environmental Commission. They believe the project would be detrimental to the residents, the noise and air quality would have a negative impact on the community.

A motion was made by Mr. Shah second by Mr. Nunziato to deny the application.
A roll call was taken:

Mr. Malison-yes; Mr. Nunziato-yes; Mr. Spence-no; Mr. Hlubik-yes; Mr. Shah-yes; Mr. McMahon-no; Chairman Panfili-yes

The vote was 5 yea, 2 nea. Motion carried.

Chairman Panfili called for a 5 minute break at 9:20pm. Mr. Spence left the meeting at 9:25pm. Chairman Panfili called the meeting back to order at 9:26pm

DISCUSSION

Traditions Single Family Elevations

Ms. Specca went through her review letter dated April 19, 2016. She stated that last month we approved each unit singularly, the board agreed to allow Mr. Edelman and herself to put the individual units together to create the triplex and duplex buildings. There was a short discussion on the porches and Mr. Edelman stated that he would be in compliance with the 60% of the units will have full porches. In regard to the color pallet the board agreed to allow the Planner and Mr. Edelman to come to an agreement on color and placement, if an agreement cannot be made it will then come back to the board for approval. All shutters will have shutter dogs. The board asked that the undersides of the 2nd floor porches be pressure treated or painted. Also the backs of the units in the alley ways be landscaped for a softer view.

Mr. Heinold suggested that between now and the next meeting rehabilitation to Phase 1 be done to resolve issues that have been raised. Also regarding the current resolution that was tabled, he suggested that Mr. Edelman, Ms. Specca and himself get together to make sure everything has been worked out in respect to the 10 unit facility and incorporate into a resolution.

The board agreed with everything discussed regarding the triplex and duplex units. Mr. Heinold will send the resolution that was done on the 10 unit facility to Ms. Specca and

Mr. Edelman to make any adjustments and then he will incorporate the triplex and duplex approvals into the resolution for approval at next months meeting.

Regarding the Single family homes, Traditions have not submitted any additional models and therefore the models have previously been approved. There is an issue with the lot size set backs and the overhang of bay windows and fireplaces of homes already built. There is a coverage issue that has not yet been addressed. The same models are being proposed but on smaller lots.

Mr. Shah left the meeting at 10:32pm

Ms. Specca stated that the double windows have trim between them; Mr. Edelman stated that the ordinance requires a 4 in post and if they put a trim in between he believes that could cause leakage. The board recalls that there should be trim and not siding between the windows. Mr. Edelman will look into this. Ms. Specca suggested there be some sort of oversight regarding the look alike, Chairman Panfili suggested that staff here should in charge of checking.

Ms. Acevedo left the meeting at 10:40pm

The asked that Mr. Edelman worked on using more brick. Mr. Edelman asked that he get an ongoing approval to use waynes coat brick on the homes to which the board agreed.

It was decided that the board members would send comments on the Alexandria, the Arlington and the Shenandoah models by the end of the week to Ms. Specca and by the middle of next week she could circulate the results to the board members. It was suggested that when using metal roofs that it be a different color than the bay windows and shingles.

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. Davis seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 10:58 PM.

Respectfully submitted,

Aggie Napoleon, Secretary