

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 21, 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: F. Gerry Spence; Gerard Hlubik; Jay Shah; Alex Robotin; Glenn McMahon; Sam Davis; Chairman Panfili; Mary Acevedo. Absent: Joseph Malison; John Nunziato and Michael Russo. Chuck Petrone, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

May 17, 2016 Regular Minutes

A motion was made by McMahon seconded by Mr. Hlubik to approve the May 17, 2016 Regular minutes. All were in favor, with the exception of Mr. Robotin, Mr. Davis and Ms. Acevedo, who abstained. Motion carried.

RESOLUTIONS

2016-16 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD APPROVING PLAN ELEMENTS FOR SINGLE FAMILY UNITS IN PHASES 3 THROUGH 6 OF THE TRADITIONS SUBDIVISION WITH CONDITIONS.

A motion was made by Mr. Davis, seconded by Mr. McMahon to approve Resolution 2016-16. All were in favor, with the exception of Mr. Spence and Ms. Acevedo. Motion carried.

2016-17 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING FINAL MAJOR SUBDIVISION APPROVAL AS TO PHASES 5 AND 6 ONLY TO TRADITIONS AT CHESTERFIELD, LLC FOR PROPERTY AT BLOCK 202, LOTS 24.01, 25.01 AND 25.02.

Chairman Panfili wanted it on the record that Resolution 2016-17 is based on the originally submitted approved phasing plan.

A motion was made by Mr. Robotin, seconded by Mr. Shah to approve Resolution 2016-17. All were in favor, with the exception of Mr. Spence and Ms. Acevedo. Motion carried.

APPLICATION FOR ACTION

Alex Lubov Block 11.03, Lot 2.02 , 304 Sykesville Road, Bulk Variance.

Mr. Alex Lubov was sworn, he is proposing to remove an existing framed shed because of the percentage of impervious coverage and construct a 20' x 40' detached garage. A bulk variance is needed due to the lot width minimum is 40 feet and the lot is 234.87 feet wide this requires a 29.4' side yard setback and he is proposing 5'. The maximum accessory building coverage is 5% and 5.2% is proposed. It was suggested the applicant move the garage back to 9' from the rear of the yard and seek a variance from the 10' which is required. The garage will be used for personal use only.

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

A motion was made by Mr. Spence second by Ms. Acevedo to approve the application. A roll call was taken:

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

All in favor, motion carried.

DISCUSSION

Traditions

In regard to the multi family unit, Mr. Edelman stated that mushroom vents and roof jackets are on all 4 sides due to mechanical issues. Ms. Specca pointed out that this would be a design standard waiver to the ordinance 130-83E(7)g. Chairman Panfili asked for verbal yeah/nea vote, all were in favor with the exception of Ms. Acevedo who abstained.

Mr. Edelman stated that the Roanoke Heritage and Traditional elevations do not meet the required 60% porch coverage for the front of the building; it is approx. 15 feet where 25 feet is required. The board agreed that it fits nice it will also help with the look alike.

Regarding the firewall it is not a board issue it is a code issue, Mr. Edelman stated that the code issue is in Phase 1, going forward the board prefers having decks and therefore they must comply with the safety code.

Ms. Specca stated that she and Mr. Edelman have worked out a planting plan and there will be some improvements.

CORRESPONDENCE

None

INVITATION FOR PUBLIC COMMENT

Chairman Panfili opened the meeting for public comment.

Raymond Russell-57 Old York Road, He along with the other homes adjacent to the development submitted a letter with requests to this board and will also submit it to the Township Committee at Thursdays meeting. He informed the board of all the concerns the residents have. Chairman Panfili stated that all the concerns in the letter should be addressed by the Township Committee regarding hook up fees and speed limits etc. Mr. Russell's biggest concern is the side walk and who will be responsible for the maintenance, he spoke to the county and was informed that it would be the Township's responsibility and at that point the Township turns it over to him, he stated that it will be a huge expense to him. He would like to be able to come to one committee to seek answers; Chairman Panfili informed him that unfortunately it doesn't work like that.

Dorothy Krzywulak-59 Old York Rd, stated that she has lived there since 1965 and her taxes have gone up a lot in that time. She would like to request that the \$4850.00 hook up fee be waived. She lives on a limited budget and this would be a hardship for her.

Ernie & Christine Albanesius-65 Old York Rd, has the same concerns and will go to the Township Committee on Thursday, Chairman Panfili stated that this board has no jurisdiction for the concerns that have been expressed.

Don Coover-127 Bordentown-Georgetown Rd, asked the board for an update on the E & E Litigation. He was informed that the scheduled hearing was postponed and did not happen in May, Mr. Patrone didn't have anything new to report. Mr. Coover asked that he check with Mr. Heinold and get back to the secretary. Mr. Coover expressed his concern with the noise from Fernbrook; it went from a Bed and Breakfast to a wedding venue and he would like to know how this was legally done. It was suggested he fill out an OPRA form requesting the Resolution approving the bed and breakfast.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Ms. Acevedo to adjourn. All were in favor, meeting adjourned at 7:49 PM.

Respectfully submitted,

Aggie Napoleon, Secretary