

CHESTERFIELD TOWNSHIP PLANNING BOARD

August 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: F. Gerry Spence; Gerard Hlubik; Alex Robotin; Sam Davis; Chairman Panfili; Mary Acevedo; Michael Russo. Absent: John Nunziato; Jay Shah and Glenn McMahan. Douglas Heinold, Solicitor; Joseph Hirsh, Engineer.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Sam Davis and Alex Robotin for Use Variance Applications

MINUTES

June 21, 2016 Regular Minutes

A motion was made by Mr. Hlubik seconded by Mr. Spence to approve the June 21, 2016 Regular minutes. All were in favor, motion carried.

RESOLUTIONS

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.

A motion was made by Mr. Shah, seconded by Mr. Hlubik to approve Resolution 2016-14. All were in favor. Motion carried.

2016-18 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO ALEX LUBOV, 304 SYESVILLE ROAD, BLOCK 11.03, LOT 2.02.

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution 2016-18. All were in favor. Motion carried.

CORRESPONDENCE

Treatment Works Approval Application – A 2.5 inch main will be constructed to convey the sanitary wastewater flow from the Turnpike down Ward Ave. This is informative

only; however the Township has to sign off because they are tapping into the Townships collection system.

Freshwater Wetlands Individual Permit Application and AECOM-Public Hearing for Southern Reliability Link Project – Both letters are in regard to Pipe Line. There will be a public hearing on August 22nd at 6:00pm at the Ramada Inn in Bordentown. Chairman Panfili encourages everyone to go. There is also a meeting on September 7th at 6:00 at the Ramada Inn in Bordentown.

DISCUSSION

Memo from Caryn Hoyer, Township Clerk regarding Hamilton Uniform Property. The Committee is recommending the Planning Board to designate Hamilton Uniform property as a redevelopment zone, providing the opportunity to preserve the structure. Allowing the Committee to offer incentives to restore the property. The Historic Committee cannot be involved in a designation of redevelopment. Mr. Heinold reached out to Ms. Specca to provide a report to the board for review and then conduct a public hearing. Mr. Heinold will provide an outline on what to expect as we go through the process.

APPLICATION FOR ACTION

Kristopher Zdybel Block 800, Lot 3.01, 208 Bordentown-Georgetown Rd, Use Variance. Kristopher Zdybel and Michael Constantinie, Contractor were sworn. Mr. Zdybel is proposing to construct a 17.67 kW roof mounted array on his barn. He is seeking a use variance due to the kW exceeding the 10kW generation capacity which is permitted. Mr. Zdybel provided a utility bill which justifies the size. Mr. Hirsch stated that a site plan is not needed. Mr. Constantinie testified that the panels will mounted less than 12 inches above the roof surface. He also stated that the total height of the structure is approx. 28 feet; all frames and supports will be black.

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. Hlubik to approve the application. A roll call was taken:

Mr. Spence-yes; Mr. Hlubik-yes; Chairman Panfili-yes; Ms. Acevedo-yes; Mr. Russo-yes
All in favor, motion carried.

Ampericon Block1002 Lot 9.02, 408 Chesterfield-Jacobstown Rd., Use Variance. Marguerite Kerr was sworn; she testified that the applicant is seeking a use variance to construct a 13 kW roof mounted solar array on an existing pole barn where 10kW is the maximum capacity. Ms. Kerr testified that the array will be less than 12 inches above the roof surface; all support elements and frames will be black and will not be visible from the street. An electric analysis justifying the usage was received. The structure is 22 ft 11 in. to the peak, the panels do not reach the peak and therefore only the peak is seen from the road.

Chairman Panfili opened the meeting for public comment.

Scott Quinerly is to the left of the property and can see the barn from his house and his concern would be any reflection caused by the panels. The applicant stated that the panels are flat on the roof and are black on black, they are not shiny.

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; Chairman Panfili-yes; Ms. Acevedo-yes; Mr. Russo-yes
All in favor, motion carried.

INVITATION FOR PUBLIC COMMENT

Chairman Panfili opened the meeting for public comment.

Mr. Ramagiri, 142 Preservation Blvd. stated that he had a question regarding his property tax statement. Chairman Panfili informed him that he needed to go before the Township Committee and the meeting is scheduled for August 25, 2016.

Hearing no further comment the public portion was closed.

ADJOURNMENT

A motion was made by Ms. Acevedo seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 7:33 PM.

Respectfully submitted,

Aggie Napoleon, Secretary