

CHESTERFIELD TOWNSHIP PLANNING BOARD

September 20, 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: Debra Kelly; John Nunziato; Jay Shah; Alex Robotin; Glenn McMahon; Sam Davis; Chairman Panfili. Absent: F. Gerry Spence; Gerard Hlubik; Mary Acevedo and Michael Russo. Chris Norman, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

August 16, 2016 Regular Minutes

A motion was made by Mr. Davis seconded by Mr. Robotin to approve the August 16, 2016 Regular minutes. All were in favor with the exception of Mr. McMahon, Mr. Nunziato and Mr. Shah, who abstained, motion carried.

RESOLUTIONS

2016-19 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING USE VARIANCE APPROVAL TO KRISTOPHER ZDYBEL FOR A CONDITIONAL USE VARIANCE FOR A SOLAR ARRAY AT 208 BORDENTOWN-GEORGETOWN ROAD, BLOCK 800, LOT 3.01.

A motion was made by Mr. McMahon, seconded by Chairman Panfili to approve Resolution 2016-19. All were in favor with the exception of Mr. Davis, Mr. Nunziato, Mr. Robotin and Mr. Shah. Motion carried.

2016-20 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING USE VARIANCE APPROVAL TO AMPERICON, INC. FOR A CONDITIONAL USE VARIANCE FOR A SOLAR ARRAY AT 408 CHESTERFIELD-JACOBSTOWN ROAD, BLOCK 1002, LOT 9.02.

A motion was made by Mr. McMahon, seconded by Chairman Panfili to approve Resolution 2016-20. All were in favor with the exception of Mr. Davis, Mr. Nunziato, Mr. Robotin and Mr. Shah. Motion carried.

OATH OF ALLEGIANCE

Debra Kelly was appointed Class IV expire term

APPLICATION FOR ACTION

Peter Brittain Block 600, Lot 14.02, Newbold Lane, Bulk Variance.

Peter Brittain was sworn, he testified that he was before the board for a bulk variance to meet the set backs. He is proposing the construction of a 36'x30', 2 story detached garage. In regard to the Engineers letter, the double hung windows, Mr. Brittain testified they are for esthetic purposes only; he wants to make the garage look like an old barn. The second floor is going to be used as an office and not a living space. Mr. Hirsh stated that a bulk variance is required for rear and side yard. The ordinance states that a minimum distance of 1.5 times the height of the structure. The structure is 28 feet high therefore requiring 42 rear and side yard setback. The applicant is proposing 10 feet rear yard and 35 feet side yard setback. Mr. Brittain stated that due to where the house is located is the reason for the variances. Mr. Norman suggested a deed restriction be implemented stating that the garage cannot be used for residential purposes however the wording should state that in the future if desired a use variance would be needed.

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

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

Ms. Kelly-yes; Mr. Nunziato-yes; Mr. Shah-yes; Mr. Robotin-yes; Mr. McMahon-yes; Mr. Davis-yes; Chairman Panfili-yes.

All in favor, motion carried.

John Bradbury Block 202 Lot 31.05, 9 Rosewood Drive, Bulk Variance.

John Bradbury was sworn; he testified that he is seeking a bulk variance to construct a 30' x 60' pole barn to be used for storage. Mr. Hirsh stated that a 27 feet side and rear yard setback is required, the applicant is proposing 9 feet side yard setback and the plan submitted indicates 25 feet rear with landscape buffer, therefore a variance is not needed. In the future the applicant may put interior lights in but nothing on the outside. Due to the location of the septic system and the dwelling there is no way to move the proposed barn to the west to illuminate the 9 foot setback. If approved the applicant will have to submit a plot plan to the County Board of Heath to review the septic and the barn location. The floor will be concrete and stone will surround the building. The trees will buffer the view from the neighbors. For roof drainage the applicant proposes putting gutters on each side and will be directed towards the front of the property

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

A motion was made by Mr. McMahon second by Mr. Robotin to approve the application. A roll call was taken:

Ms. Kelly-yes; Mr. Nunziato-no; Mr. Shah-yes; Mr. Robotin-yes; Mr. McMahon-yes; Mr. Davis-yes; Chairman Panfili-yes; All in favor, with the exception of Mr. Nunziato, motion carried.

Parris Chic Boutique (Daniel Thiel) Informal Use Variance

Mr. Thiel and his wife are interested in purchasing the property located at 68 Margerum Road which is currently a sign to run their business out of. They manufacture and sell home décor. He believes the use is similar to the operation that is already there just on a lighter side. There will be little to no traffic nearly 99% of the product is sold on line. There would be a small show room operating regular business hours, Monday-Friday 9-5. No changes to the building structure, small truck deliveries by UPS/FED EX. They have 5 employees including him and his wife. The property would only be used for business not residential. He was advised after a short discussion that even though the operation may be similar the use variance is granted specifically on the product. He was advised to first apply for the Use Variance and if approved then a Minor Site Plan would also have to be approved to show parking where product would be stored and lighting.

CORRESPONDENCE

Freshwater Wetlands Individual Permit Application. There will be two public hearings October 13th and October 17th both at 4:30 at Bordentown Reginal High School. Chairman Panfili encourages the board to get the word out.

Outline of Redevelopment Process Ms. Specca stated that this is in regard to the Hamilton Uniform is being considered for redevelopment and redevelopments are outlined by statute. The Township has asked the Planning Board to look into this property as a site in need of redevelopment. A report needs to be done and sent back to the Township Committee. The property is zoned commercial use in a Village/Agricultural Zone. The board needs to decide which Zone it should be. An area of redevelopment plan has to be done. As straw vote was taken to have Clark Caton Hintz prepare the report, all were in favor with the exception of Mr. Davis and Mr. Robotin who abstained.

DISCUSSION

Traditions Phase 4 Triplex new elevation

In Phase 4 there are 4 triplex buildings next to each other, 3 have been approved. Mr. Edelman and Ms. Specca have worked on the elevations, on building 6 they changed the roof line, the way the windows are set up and put the balconies portico's on the whole structure to create an alternate building 6. The colors will be green, gray, tan and beige and will stay away from. The board requested Mr. Edelman to make sure the varieties of beiges are not together. A straw vote was taken to approve Buildings 3, 4, 6 and the new alternate building 6 for Phase 4 only. All were in favor.

Mr. Edelman stated that in Phase 5 & 6 the single family homes need to be looked at. He will be submitting all the elevations that have already been approved in phase 3 with some

revisions. Chairman Panfili told Mr. Edelman to provide the secretary with what has already been approved in color renderings and it can be discussed at the next meeting. Mr. Edelman stated that there will be two new ones that will need approval. Mr. Edelman stated that all repairs have been completed. In Phase 1 they are getting off bond and therefore new landscaping will be done within the next couple of weeks.

Ordinances 2016-12, 2016-13 & 2016-14 Review for Compliance with the Master Plan

Ordinance 2016-12 is the implementing ordinance establishing the Historic Preservation. Ms. Specca stated that the board may want to consider recommending changing the language under section 123-10 of the ordinance requires Commissions review of all exterior architectural changes within the historic district or landmark to “those changes which are visible from the public right of way”. Under section 123-10C change from “Commissioner” to “Historic Preservation Commission”. The board found all three Ordinances in conformance with the Master Plan with the recommendations stated. All were in favor with the exception of Mr. Davis and Mr. Robotin who abstained.

INVITATION FOR PUBLIC COMMENT

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

ADJOURNMENT

A motion was made by Mr. Shah seconded by Mr. McMahan to adjourn. All were in favor, meeting adjourned at 8:38 PM.

Respectfully submitted,

Aggie Napoleon, Secretary