

**CHESTERFIELD TOWNSHIP PLANNING BOARD**

June 16, 2015

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: Gerard Hlubik; Joseph Malison; Glenn McMahon; John Nunziato; Alex Robotin; Jay Shah; F. Gerry Spence; Chairman Panfili. Absent: Jeremy Liedtka; Mary Acevedo and Michael Russo. Professional staff present: Doug Heinold, Solicitor; Joseph Hirsh, Engineer, Barbara Fegley.

**AGENDA MATTER(S) REQUIRING RECUSAL(S)**

None

**MINUTES**

May 19, 2015 Regular Minutes

A motion was made by Mr. Spence second by Mr. Hlubik to approve the May 19, 2015 minutes. All were in favor with the exception of Mr. McMahon who abstained. Motion carried.

**RESOLUTIONS**

2015-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING FINAL MAJOR SUBDIVISION APPROVAL AS TO PHASES 3 AND 4 ONLY TO TRADITIONS AT CHESTERFIELD, LLC FOR PROPERTY AT BLOCK 202, LOTS 24.01, 25.01 AND 25.02.

A motion was made by Mr. Spence second by Mr. McMahon to approve Resolution 2015-07. All were in favor with the exception of Mr. Nunziato; Mr. Shah and Chairman Panfili who abstained, motion carried

2015-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO NAOR CHAZAN FOR PROPERTY AT BLOCK 107.13, LOT 1 AT 110 ATSION WAY.

A motion was made by Mr. Spence second by Mr. Hlubik to approve Resolution 2015-08. All were in favor with the exception of Mr. McMahon who abstained, motion carried

## **APPLICATION FOR ACTION**

Edward and Kathy Jo Krupa Block 301.13, Lot 19.01, 7 New Street, Minor Subdivision

Edward and Kathy Joe Krupa were sworn, they own 12.61 acres and would like to subdivide the property into a total of 4 lots, one will contain the existing dwelling to which they would like to sell. The lot with the existing dwelling is proposed to be 45,048 SF; the other 2 lots will be 6,050 SF; the remainder lot will be 11.15 acres which has the barn on it. The property is split between the Village and Agricultural Zones. They have no immediate plans for building on the lots. A separate utility line will have to be run to the barn.

Mr. Hirsch requested as a condition of approval that a revised plan be resubmitted showing the uses between Agricultural and Village zone lines.

A motion was made by Mr. Malison second by Mr. Hlubik to approve the application as complete based on the condition of approval, all in favor. Motion carried.

A variance is required to allow an accessory building coverage of 5.67% where a maximum of 5% is permitted on proposed Lot A. Also on Lot D a variance is required to permit an accessory building on a lot where there is no principal use. The applicant is seeking a waiver from providing a map showing wetlands delineation, Mr. Hirsh stated that it will not have an impact therefore he recommends the board approve. They are also seeking a waiver from providing new block and lot numbers, which have already been covered. A note on the plan should show if the fence is to remain or be removed. The applicant agreed to all suggested items on the Engineer letter dated June 9, 2015. The revised plan must also show the driveway and off road parking, a footprint of proposed building and driveway location should also be shown.

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

All were in favor, motion carried.

Matthew Lynch Block 202 Lot 25.04; (Traditions Block 202.26 Lots 5 & 6) Old York Road; Informal

Mrs. Linda Osman spoke on behalf of Mr. Lynch. Mr. Lynch and Traditions are seeking an amended approval of the existing Traditions Subdivision. The buffer that exist is being maintained by the Township would become Mr. Lynch's and be maintained by him and would be inside a fence. He would like to take the 2 existing lots and make it a

single family residence which will have access to Old York Road. Mr. Lynch is seeking the approval of the board to allow the land that is dedicated to the Township to be turned over to Mr. Lynch. In regard to the access to Old York Road, the board recommended he come in off of Wallace due to the site triangle issue the County may have. It was recommended the buffer be modified using what would be removed from Old York Road and replaced between Traditions and the residence. The application should modify exiting on both ends, agree to go through Wallace, show proposed building envelope and driveway location, the fence is limited to 4 foot solid with 1 foot lattice in the PVD Zone.

Chairman Panfili opened the meeting up for public comment.

## **DISCUSSION**

### Historic Preservation Ordinance

Mr. Heinold is in agreement with Ms. Fegley's comments and recommendations however he has a few suggestions he would like to add. The board had a short discussion about his suggestions; Mr. Heinold will coordinate with Ms. Fegley.

A motion was made by Mr. Spence second by Mr. Nunziato to approve Mr. Heinold write a letter to the Township Committee with his suggestions added to Ms. Fegley's comments and ask they approve the Ordinance. All were in favor with the exception of Mr. Robotin who abstained. Motion carried.

The board asked Ms. Fegley to define the area on the map regarding Crosswicks Village and whether Sykesville should be excluded as a Historic District.

### Traditions Town Homes for Architecturals

Chairman Panfili abstained from the conversation due to a conflict. Mr. Malison stated that the TRC met with Traditions and the meeting was productive. Some improvements are being done with the architecturals that are already out there. They are going to come back with some upgrades to the facade of the buildings. Mr. Edelman stated that they will be going back to Phase 1 to address some of the issues brought up at the TRC meeting.

Mr. Robotin mentioned the Master Plan; Ms. Fegley informed the board that she would like to bring the discussion to the next board meeting.

Mr. McMahon stated that Mr. Jones has submitted a zoning application to turn the proposed basketball court into a patio. Mr. Heinold suggested Mr. McMahon talk to Mr. Gillespie to make sure the restorations have been completed. Also there was an existing agreement between Mr. Jones and the Township so this needs to be addressed with Mr. Gillespie as well.

## **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. Spence seconded by Mr. Malison to adjourn. All were in favor, meeting adjourned at 8:39 PM.

Respectfully submitted,

Aggie Napoleon, Secretary