

**CHESTERFIELD TOWNSHIP PLANNING BOARD**

August 18, 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; Alex Robotin; F. Gerry Spence; Mary Acevedo; Michael Russo; Chairman Panfili. Absent: Jeremy Liedtka; Glenn McMahan; John Nunziato and Jay Shah. Professional staff present: Chuck Petrone, Solicitor; Joseph Hirsh, Engineer, Barbara Fegley, Planner.

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

None

**MINUTES**

July 21, 2015 Regular Minutes

A motion was made by Mr. Spence second by Mr. Robotin to approve the July 21, 2015 minutes. All were in favor with the exception of Mr. Malison and Chairman Panfili who abstained. Motion carried.

**RESOLUTIONS**

2015-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO RICHARD JONES FOR PROPERTY AT BLOCK 202.03, LOT 4 AT 11 THORN LANE

A motion was made by Mr. Spence second by Mr. Robotin to approve Resolution 2015-10. All were in favor with the exception of Mr. Malison; Ms. Acevedo and Chairman Panfili who abstained, motion carried

**APPLICATION FOR ACTION**

None

**CORRESPONDENCE**

NJDEP Freshwater Wetlands Permit Application

## **DISCUSSION**

### Master Plan

Ms. Fegley reviewed the comments made from last months meeting. Once all comments and recommendations are done the next step will be to send notification to the County along with the plans and send notice to the public for the next hearing. It was recommended that the Master Plan encourage a cell tower ordinance to suggest wording to encourage them to be in either the Light Industrial, Office or Municipal Property Zones. By changing some of the zones it could effect the 6% COHA obligation. Ms. Fegley stated that by changing from Commercial to Light Industrial it could open it up for more uses on a smaller scale. The board recommended not having a CCRC Zone but instead leave it as AG Zone.

Chairman Panfili opened the meeting up for public comment.

Don Coover asked the board why a portion of the map showed commercial when in fact it is Agricultural. He was informed that the map being used is a tax map and he would have to get clarification from Glenn McMahon, Zoning Officer.

### Traditions Elevations/Civic Lot

Rob Adinolfi and Barry Edelman met previously on site with a few TRC members which and the civic lot was brought up. There is a civic lot owned by American Properties and has remained empty for the past 5 years. He would like to change the civic lot for Traditions to either 6 Town houses or 4 Single family homes. This is would have the potential to purchase additional TDR credits and will have no impact on COAH and no open space would have to be maintained. Phil Caton suggested leaving it as is to keep the quality of life. The board recommended keeping it for now and if still vacant look at it in the future. Mr. Hirsh suggested adding potential uses to the civic requirements while revising the Master Plan. The board agreed that sanitary subs can be put in. Mr. Edelman will have the neighbors sign an addendum in case in the future it changes from a civic lot to residential units. Regarding elevations, Mr. Edelman would like to get Architectural approval for Phase 3 based on the conditions of the Resolution. The board informed him that the only approval was for height however for the rest of the Phases the Architecturals would have to come back before the board. The board asked Phil Caton to be the gate keeper and be the person to verify that what is proposed is what takes place going forward. Mr. Edelman will provide Mr. Caton with what was approved in Phase 1 and what was talked about out in the field. Once Mr. Caton has signed off that all is done then it can be submitted to the Zoning Office.

## **INVITATION FOR PUBLIC COMMENT**

Chairman Panfili opened the meeting for public comment.

Don Coover – 127 Bordentown-Georgetown Rd. He asked about the pending litigation and that the Planning Board was named but not the Township Committee. He wanted to make the board aware that it's a deed restricted issue and that the Planning Board should not have even heard the application. He also stated that Fernbrook noise is still an issue.

## **ADJOURNMENT**

A motion was made by Mr. Spence seconded by Ms. Acevedo to adjourn. All were in favor, meeting adjourned at 9:20 PM.

Respectfully submitted,

Aggie Napoleon, Secretary