

CHESTERFIELD TOWNSHIP PLANNING BOARD

January 15, 2015

The secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:30PM. The Open Public Meetings Statement was read and compliance noted. Mr. Liedtka, Mr. McMahon, Mr. Panfili, Mr. Robotin, Mr. Russo and Mr. Shah declared their Oaths of Allegiance. Ms. Liedtka was appointed as a Class I member for a one-year term; Mr. McMahon was appointed as a Class II member for a one-year term; Mr. Panfili was appointed as a Class IV member for a four-year term; Mr. Robotin was appointed as a Class III member for a one-year term, Mr. Russo was appointed as a 2nd Alternate member for a one-year term, Mr. Shah was appointed as a Class IV member for an expired term.

Roll call was taken showing present: Gerard Hlubik, Glenn McMahon, Jeremy Liedtka; Joseph Malison; John Nunziato; Alex Robotin; Jignesh Shah; Lido Panfili; Mary Acevedo(7:36) and Michael Russo. Absent: F. Gerry Spence. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Barbara Fegley, Planner.

The Secretary asked for nominations for Chairman. Mr. Malison nominated Mr. Panfili, seconded by Mr. Liedtka. There being no other nominations, nominations were closed. All were in favor of Mr. Panfili for Chairman.

Chairman Panfili asked for nominations for Vice Chair. Mr. Liedtka nominated Mr. Malison, seconded by Mr. Nunziato. There being no other nominations, nominations were closed. All were in favor of Mr. Malison for Vice Chairman.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

December 18, 2014 Regular Meeting

Mr. Liedtka stated that in the minutes Chairman Panfili was not in attendance therefore his name should be removed. A motion was made by Mr. Hlubik seconded by Mr. Liedtka, to approve the December 18, 2014 Regular Meeting Minutes with the correction. The vote was in the affirmative, with the exceptions of Mr. Nunziato; Mr. Malison; Mr. McMahon; and Chairman Panfili who abstained, motion carried.

RESOLUTIONS

2015-01 Resolution Designating Regular Meeting Time and Place

The board had a brief discussion on changing the date to the 3rd Tuesday and changing the start time to 7:00pm.

A motion was made by Mr. Malison, seconded by Mr. Nunziato, to approve Resolution 2015-01. The vote was in the affirmative, motion carried.

2015-02 Resolution Appointing Raymond, Coleman and Heinold with Douglas Heinold as Planning Board Attorney.

A motion was made by Mr. Nunziato, seconded by Mr. Liedtka to approve Resolution 2015-02. The vote was in the affirmative, motion carried.

2015-03 Resolution Appointing Environmental Resolutions with Barbara Fegley as Planning Board Planner.

A motion was made by Mr. Nunziato, seconded by Mr. Liedtka to approve Resolution 2015-03. The vote was in the affirmative, motion carried.

2015-04 A Resolution Appointing Environmental Resolutions with Joseph Hirsh as Planning Board Engineer

A motion was made by Mr. Nunziato, seconded by Mr. Hlubik to approve Resolution 2015-04. The vote was in the affirmative, motion carried.

2014-19 Resolution granting bulk variance to David Szkubiel, 38 Colemantown Drive, Block 107.15, Lot 4

A motion was made by Mr. Hlubik second by Mr. Russo to approve Resolution 2014-19. All were in favor with the exception of Mr. Nunziato; Mr. Malison; Mr. McMahon and Chairman Panfili who abstained. Motion carried.

APPLICATIONS FOR ACTON

E & E Landscaping Block 700, Lot 21.05; 139 Bordentown-Georgetown Rd, Use Variance and Revised Site Plan.

Their attorney has asked for a postponement till the February meeting, Chairman Panfili stated that they have been notified that they are required to re notice for the next meeting. In their notice it will state that the meeting will be held at the Chesterfield Hose Company.

Cellco Partnership d/b/a Verizon Wireless: Block 302, Lot 4.02; 432 Ellisdale Rd.; Informal/Concept.

Ms. Debra Shulski, Attorney on behalf of the applicant also with her is Greg Destefano, Project Manager. Ms. Shulski stated that she had submitted a sketch plan so as to get feedback from the board. They are proposing to install a 120 foot telecommunications tower and associated ground equipment to be located at the base of the tower with an enclosed fence. They would like to use a portion of the property located at 434 Ellisdale Road which is in the AG Zone. Other locations had been investigated but could not accommodate. This location is called a capacity site because there is existing coverage however it is not deemed liable coverage due to the traffic of calls. Chairman Panfili informed Ms. Shulski that a balloon test will probably have to be done 10 days prior to and during the hearing. In regard to the test the procedure for public notice and or the

possibility of signage will have to be determined. The board recommended that they look at adding on to the existing towers.

Chairman Panfili opened the meeting to the public.

Ammon Pollock, 69 White Pine Rd. asked what the wattage would be and Ms. Shulski replied that the frequency expert is not there to answer that however they will be in compliance with the FCC regulations.

Valerie Jones – Crosswicks asked about the TDR credits and if they are used as bargaining chips. Mr. McMahon stated that TDR credits do not exist unless the owner chooses to use it; at that point it could be sold or used to build on the property.

Joe Catalfamo, 71 White Pine Rd. stated he was unclear on the benefit to this area; he would also like numbers regarding the output. He was informed that this is an informal application and the experts are not there to answer these questions but will be when an official application is presented.

Mike Stein, 19 Greenview Drive asked what type of power they are presenting, Ms. Shulski stated that it will be a straight line manifold 120 ft galvanized steel and could be painted any color.

Chairman Panfili stated that he would like to see a detailed maintenance schedule submitted with the application.

Christine Catalfamo, 71 White Pine Rd asked where the property is and she was informed that it is behind the old mince meat factory.

Hearing no further comment, Chairman Panfili closed the public portion

DISCUSSION

Officially Appoint TRC

Chairman Panfili suggested that we table the discussion till February to give everyone time to think about who would like to be on the committee. The committee consists of 3 or 4 people. It was noted that Glenn Riccardi would be on it for look a likes.

Adding the Pledge of Allegiance to the Agenda

The board agreed this is well overdue. It will be added to the agenda.

2015 Budget

The board agreed to keep the same amount as was approved in 2014.

CORRESPONDECE

None

Chairman Panfili opened the meeting for public comment on items not on the agenda

Caryn Hoyer talked about the Master Plan and TDR credits; she stated that once the property is preserved and TDR credits are created she asked the board if they would consider proposing an ordinance to encourage clustering as opposed to breaking it up into larger parcels without changing the density. She also mentioned that in regard to the E & E application and because the residence have been inconvenienced so many times that the next time they don't show up could the board deny the application without prejudice. Mr. Heinold stated that he will advise the attorney that if the board feels they are not going forward with the application next month that this could be a possibility.

The board had a brief discussion on TDR credits; Ms. Hoyer stated that once a property is deed restricted and the owner chooses to enroll in the TDR program it becomes 1 credit per 50 acres and has to be used for agricultural purposes only.

ADJOURNMENT

There being no further business, a motion was made by Mr. McMahon seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned @8:38 PM.

Respectfully submitted,

Aggie Napoleon, Secretary