

CHESTERFIELD TOWNSHIP PLANNING BOARD

October 20, 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; Jeremy Liedtka, Joseph Malison, Glenn McMahon; John Nunziato; Alex Robotin; Jay Shah (7:10); Mary Acevedo; Michael Russo, Chairman Panfili. Absent: F. Gerry Spence. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Jeremy Liedtka for Traditions Multi Family Architecturals

MINUTES

September 15, 2015 Regular Minutes

A motion was made by Mr. Hlubik second by Mr. McMahon to approve the September 15, 2015 minutes. All were in favor with the exception of Mr. Malison and Mr. Russo who abstained. Motion carried.

RESOLUTIONS

2015-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING CAPITAL REVIEW APPROVAL (“COURTESY REVIEW”) TO CHESTERFIELD TOWNSHIP FOR NEW MUNICIPAL BUILDING AT 295 BORDENTOWN-CHESTERFIELD ROAD (BLOCK 500, LOT 8)

A motion was made by Mr. McMahon second by Mr. Hlubik to approve Resolution 2015-11. All were in favor with the exception of Mr. Malison and Mr. Russo who abstained, motion carried

APPLICATION FOR ACTION

Future Solutions (Scott Richter) – Block 502 Lot 30.05, 3 Greenview Drive, Bulk and Use Variance.

Mr. George S. White the attorney representing the applicant sent a letter requesting the application be extended until the November meeting without re notice.

The board had a short discussion to move the November 17th meeting to November 24th due to the League of Municipalities.

Crestwood Construction LLC - Block 202 Lot 17.02, 55 Fenton Lane, Request for Extension of Site Plan or Subdivision, Revised Site Plan or Subdivision

Mr. Heinold stated that under New Jersey Law there have been repeated extensions to the permanent extension act which was designed to carry extensions through the recession. He suggested we extend this approval for another year. It was brought up that in the point of access there has been a 2 car garage put up. In the final approval there was a house only and therefore the applicant should be required to keep the access open. The board asked Mr. Hirsch to research this and get a report to the board by November or December.

Kevin Blazic – Block 600 Lot 9, 228 Bordentown-Chesterfield Road, Bulk Variance

Kevin and Belinda Blazic were sworn. Mr. Blazic testified that he would like to erect a 30 x 40 ft pole barn to put his personal belongings in that he currently has in old sheds. He spoke to his neighbor and he has no issue. Bulk variance approval is required for building coverage whereas the maximum in an AG Zone is 4% and 5.4% is proposed, also for side yard setback whereas 18 ft is required and 5 ft is proposed.

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

A motion was made by Mr. Liedtka second by Mr. Shah to approve the application.

A roll call was taken:

Mr. Hlubik-yes; Mr. Liedtka-yes; Mr. Malison-yes; Mr. McMahon-yes; Mr. Nunziato-no; Mr. Robotin-yes; Mr. Shah-yes; Chairman Panfili-yes; Ms. Acevedo-yes; Mr. Russo-yes.

Motion carried.

Robert & Dorothy DiMattie – Block 910 Lot 9, 149 Georgetown-Chesterfield Road, Bulk Variance.

Due to the applicant not being at the meeting for the record the application will be deemed in complete due to lack of notice.

CORRESPONDENCE

TRC - The board had a short discuss and it was agreed that on any elevation and architectural approvals the Township Planner will be provided a packet from the applicant he/she will then do a review and present in writing to the board comments and suggestions. This new process will take the place of a TRC

DISCUSSION

Traditions – Multi Family Architecturals

A question was raised about the size of the pads, Mr. Edelman stated that they are built to the approved plan, the building is in compliance with the code regarding height. In regard to the garages, they will face Old York Road with a parking lot behind the garages. There is an alley between the 20ft driveway and the parking lot. It was suggested that landscaping go in the back so that it looks somewhat like the front of the building for visual esthetics. Also suggested was putting in the middle a big A gable, box out the windows, add shutters, eliminate the brick and make the garage doors a natural color. Mr. Edelman will contact Mr. Caton and will get his comments. All architectural and elevations for all products will need to be approved for each phase. Only the footprint of the foundation is approved as is.

In regard to the permit process, Mr. Caton will approve the elevations and he will submit them to the construction office for permits.

For the record Chairman Panfili asked that a roll call vote be done to deem the DiMattia application incomplete.

A motion was made by Ms. Acevedo second by Mr. McMahon to deem the application incomplete.

A roll call was taken:

Mr. Hlubik-yes; Mr. Malison-yes; Mr. McMahon-yes; Mr. Nunziato-yes; Mr. Robotin-yes; Mr. Shah-yes; Chairman Panfili-yes; Ms. Acevedo-yes; Mr. Russo-yes.

All were in favor, motion carried.

INVITATION FOR PUBLIC COMMENT

Chairman Panfili opened the meeting for public comment.

Don Coover – asked about the E & E issue. Mr. Heinold informed him that there was a delay in getting the transcripts. He is currently waiting for the initial brief from E & E. The new hearing is scheduled for December. A secondary issue is the prior litigation with the Township; Mr. Gillespie has filed a motion to conform the agreement in the actual settlement issue. Mr. Heinold suggested to Judge Bookbinder that a conference call be set up between the Judge, himself, Mr. Little, Mr. Gillespie and Mr. Roselli to try to resolve the issue. He is waiting to hear back from Judge Bookbinder.

ADJOURNMENT

A motion was made by Ms. Acevedo seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 8:31 PM.

Respectfully submitted,

Aggie Napoleon, Secretary