

CHESTERFIELD TOWNSHIP PLANNING BOARD

May 11, 2010

The meeting of the Chesterfield Township Planning Board was called to order by Chairman De Felippis at 7:30PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Donald Coover, Lawrence Durr, Deborah Kelly, Glenn McMahon (8:05), Joseph Malison, F. Gerry Spence, Brian Wilson, Matthew Weismantel, John Nunziato, Chairman De Felippis Absent: Brian Kelly, Lido Panfili. Professional Staff present; Frederick Hardt, Solicitor, Nancy Jamanow, Engineer, Philip Caton and Lisa Specca, Clarke Caton Hintz.

MINUTES

March 9, 2010 Meeting

A motion was made by Mr. Coover, second by Mr. Spence, to approve the minutes. All were in favor, with the exception of Mr. Wilson, who abstained, motion carried.

INVITATION FOR PUBLIC TO SPEAK – Matters not on the Agenda

Mr. John Benton from the Environmental Committee spoke on behalf of the Environmental Committee. He asked the Board for more communication between the planner, Judy Buster, and the Environment Committee. He would like to be copied on the communications between Clarke Canton and Hintz and the Planning Board. Nancy Jamanow will send an e-mail to Judy Buster and ask her to copy John Benton. Mr. Benton also presented a flag representing Arbor Day, and signs to be posted for recognition of ten years of Tree City USA. He left the flag with the Planning Board in hopes that it would be hung on the flag pole at the Township.

Mike Hlubik also from the Environmental Committee informed the Planning Board that he suggested to John Benton to come before the Board and ask for more communications. He also would like to recognize John for putting a lot of his own time into seeing things thru. Debbie Kelly made comment that she would like to see the flag go up.

RESOLUTIONS

15-2010 Thomas and Jill Thompson: Block 500, lot 4.04; 36 Old York Road: Bulk Variance for Impervious Coverage for an In-ground Pool and Patio in the Agricultural District: Approved April 13, 2010.

A motion was made by Mr. Spence, seconded by Mr. Coover, to approve Resolution 15-2010. All were in favor, with the exception of Mr. Wilson, who abstained Motion carried.

16-2010 Heritage @ Chesterfield S.F. LLC: Block 107.06, Lot 1: 82
Bordentown-Crosswicks Road: Minor Site Plan Amendment for
Sales Office in the Planned Village Development District.
Continuance to May 11, 2010

A motion was made by Mr. Coover, seconded by Mr. Spence, to approve Resolution 16-2010. All were in favor with the exception of Mr. Wilson, who abstained. Motion carried.

17-2010 New Cingular Wireless PCS, LLC: Block 103, Lot 21: 101
Hogback Road; Minor Site Plan and Conditional Use for the
Installation of a Transport Dish Antenna in the Agricultural
District. Request to Continue to the May 11, 2010 Planning Board
Meeting.

A motion was made by Mr. Spence seconded by Mr. Malison, to approve Resolution 17-2010. All were in favor with the exception of Mr. Wilson, who abstained. Motion carried.

APPLICATIONS FOR ACTION

Heritage @ Chesterfield S.F. LLC: Block 107.06, Lot 1: 82 Bordentown-Crosswicks Road; Minor Site Plan Amendment for Sales Office in the Planned Village Development District.

Ms. Linda Osman, the attorney for the applicant, believes there is a mistake in Resolution 9-2010 in requiring the handicap restroom. She stated that the statute does not require it. She is asking to have the resolution amended. Solicitor Hardt said it could be amended if the board so chooses and its not required by statute. Ms. Jamanow wanted to clarify that ADA parking was originally supposed to be on the street. They can not meet ADA requirement on the street and the parking space is now located on the lot and will be removed upon sale of property.

Chairman De Felippis opened the meeting for Public comment. There was none.

A motion was made by Mr. Coover, seconded by Ms. Kelly, to approve the applications with the amendments not requiring the handicap restroom unless required by statute. A roll call was taken, Mr. Durr-yes, Mr. Coover-yes, Ms. Kelly-yes, Mr. Malison-yes, Mr. Spence-yes, Mr. Wilson-yes, Mr. Weismantel-yes, Chairman De Felippis-yes; motion carried.

A motion was made by Mr. Spence, seconded by Mr. Wilson to add New Cingular Wireless to the agenda on June 8, 2010 to address completeness and waivers. All were in favor, motion carried.

New Cingular Wireless PCS, LLC: Block 103, Lot 21, 101 Hogback Road; Minor Site Plan and Conditional Use for the Installation of a Transport Dish Antenna in the Agricultural District.

Nancy Jamanow referenced her letter dated May 10, 2010 stating the application is incomplete. Ms. Jamanow referenced items which were taken from the checklist:

#14 which states: Site Plans - 1 acre or larger the scale should be 1" = 50'. A scale of 1" = 60' has been provided for the Site Plan. A waiver is requested to allow a scale of 1" = 60' to depict the entire site on one sheet.

28 which states: Topographic features of subject property from USGS map. A waiver for this item is recommended due to the minor nature of the application.

Mr. Durr and Mr. Malison excused themselves from the Board and sat with the public as both have cell towers on their property.

A motion was made by Mr. Spence, seconded by Mr. Wilson to approve the waivers and deemed the application complete. A roll call was taken. Mr. Coover-yes, Ms. Kelly-yes, Mr. Spence-yes, Mr. Wilson-yes, Mr. Weismantel-yes, Mr. Nunziato-yes, Chairman De Felippis-yes. motion carried.

Mr. Durr and Mr. Malison returned to their seat on the Planning Board.

PRESENTATION

Mr. Philip Caton and Ms. Lisa Specca from Clarke Caton Hintz gave a presentation on the Farmland Preservation Plan Element and Municipal Self Assessment for Plan Endorsement by Clarke Caton Hintz.

Mr. Caton gave the presentation for Municipal Self Assessment which is part of the Smart Growth requirement. Ms. Specca gave the presentation on Farmland Preservation Plan Element. She stated that we currently have 4, 870 acres preserved and 2,164 TDR credits preserved. Currently Chesterfield has 232 farms and 9,697 acres in agricultural use, 76% are classified as active agricultural lands.

At approximately 9:10 Mr. Durr left the meeting.

Ms. Specca stated that this was all possible thanks to the two committees, the Planning Board and the Advisory Committee. Mr. Caton stated that the Municipal Self Assessment was not up for adoption at this time but he will submit them to the office of Smart Growth. Mr. Caton also stated that no formal action is required at this time.

DISSCUSSION

Solar Panels in the Village

Mr. Malison asked Mr. Caton if there were any regulations for solar panels in the new development. Mr. McMahon stated that the township has an ordinance that allows the panels as long as they are not visible from the street. The panels must be installed flat on the roof in the PVD. Mr. Malison was concerned on the amount of panels that are allowed in the residential area. Mike Hlubik asked the board not to create a standard that would hurt the farmers, commercial must be segregated. Solicitor Hardt stated that we could regulate it aesthetically and require appropriate screening and bar ground mounting and also could address capacity. Mr. McMahon stated that as far as he knew there is not a limit on the amount but he would look into it and bring it to the next Board meeting. Mr. Malison stated that he did not have an issue with the panels but rather the size on the residential lots. It was suggested that the topic of the solar panels be put on the agenda for next months meeting.

Mr. Durr returned to the meeting @ 9:30

MISCELLANEOUS

Ms. Kelly thanked the sub committee and Clarke Caton and Hintz for the presentation. Mr. Durr also thanked the sub committee and Mr. Caton and Ms. Specca for helping with the success of the program.

Mr. Weismantel said that he would look into putting the video that Ms. Specca showed during her presentation on you tube and also on the Township web site. He felt that the new residents should see what has taken place from the start of the program.

Mr. Durr indicated that the board battled during the process but the outcome was a success and if we didn't battle, it would not have worked out the way it has.

A resident in the audience commented that she had just attended a PTA meeting and that some of the parents had concerns about the bike and walking path the children will be using to go the new school. She said that the parents were not aware that this is part of the master plan.

Mr. Durr asked Mr. Caton to look into the problem with the Boulevards not being wide enough for fire trucks to pass. He stated that it is not safe. The fire that took place was prior to children occupying the school; Mr. Durr feels that if something is not done there could be a catastrophe. Mr. McMahon stated that in the event of an emergency no emergency vehicles will get down Saddle Way due to residents parking on the street. Mr. Wilson stated that if we talk and do nothing then someday something may seriously

happen. Something needs to be done. Mr. Wilson stated Chief Kyle Wilson mentioned this and should be addressed before the Renaissance portion begins development.

Ms. Kelly mentioned that on May 26th at 7:00pm at the Friends Meeting House, the Historical Society will host an information session of historical ordinances. Ms. Kelly also mentioned that the Historical Committee is putting together an arcadia book and she asked if any one had old photos of events that have taken place in Chesterfield and or pictures of buildings to please send them to the Historical Society for them to scan. Mr. Spence suggested she look into the Grange.

CORRESPONDENCE

None

INVITATION FOR PUBLIC TO SPEAK

Chairman De Felippis opened the meeting for public comment. As there were no comments, the public portion of the meeting was closed.

ADJOURNEMNT

There being no further business, a motion was made by Mr. Malison, seconded by Mr. Coover, to adjourn. All were in favor, meeting adjourned @ 9:45.

Respectfully Submitted,

Aggie Napoleon, Secretary