

# CHESTERFIELD TOWNSHIP PLANNING BOARD

December 14, 2010

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

Roll call was taken showing present: Donald Coover, Lawrence Durr, Glenn McMahon, Joseph Malison; Brian Wilson; Lido Panfili; Matthew Weismantel; Chairman DeFelippis; Absent: Debbie Kelly; Brian Kelly and F. Gerry Spence; John Nunziato. Professional staff present: Frederick Hardt, Solicitor, Nancy Jamanow, Engineer.

## **INVITATION FOR PUBLIC TO SPEAK – Matters not on the Agenda**

Chairman DeFelippis opened the meeting for public comments.

Mr. Anthony Marrano – 157 Recklesstown Way spoke to the Board in regard to Solar Panels. He asked the board what would need to be done in order to have them installed. He was informed that the township is in the process of amending the solar ordinance however it may take months. The amendment to the ordinance is on hold until the States decision on the ordinance before them. It was suggested that if Mr. Marrano wished to proceed with the installation that a use variance application would need to be submitted to the Board.

## **MINUTES**

November 9, 2010

A motion was made by Mr. Weismantel, seconded by Mr. McMahon, to approve the November 9, 2010 Regular Minutes. The vote was in the affirmative, with the exceptions of Mr. Panfili, who abstained, and the motion carried.

Mr. Brian Wilson mentioned that a correction needed to be made to the executive minutes stating that he excused himself from the board.

## **RESOLUTIONS**

Mr. McMahon recommended that a revision be made to Resolution 29-2010; he suggested that on page 3, section E, third sentence where it states “on the anniversary of the date of this resolution” should be removed. The Township ordinance 130-142 states the owner is responsible for submitting an annual report indicating that they have performed an inspection.

29-2010 On the application of T-Mobile Northeast, LLC, for installation of nine panel-style antennas on existing 196-foot lattice tower at property identified as 101 Hogback Road, Block 103, Lot 21, on the tax maps of the community.

A motion was made by Mr. Coover, seconded by Mr. Wilson, to approve Resolution 29-2010 with changes. The vote was in the affirmative, with the exceptions of Mr. Panfili who abstained, and the motion carried.

30-2010 On the application of Holloway Land, LLC, appealing a decision of the zoning and code enforcement official dealing with a variety of zoning regulations at property identified as 42 Chesterfield-Georgetown Road Block 600, Lot 26, on the tax maps of the community.

Mr. Coover asked that the Resolution be put on hold for the reason that it was not received in time to be reviewed by the board.

A motion was made by Mr. Coover, seconded by Mr. Panfili, to hold Resolution 28-2010 until the next board meeting. The vote was in the affirmative, with the exceptions of Mr. Wilson and Mr. McMahan who abstained, and the motion carried.

### **APPLICATIONS FOR ACTION**

Chesterfield Township Board of Education: Block 202.107, Lot 9; 30 Saddle Way; Site Plan to construct a monument sign.

Mr. Coover removed himself from the board and sat with the public @7:50pm.

Mr. Charles representing the Chesterfield Township Board of Education. Mr. David R. Fraytak, Registered Architect of the State of NJ was sworn and recognized for his profession and is qualified to testify. Exhibit marked.

Mr. Fraytek presented a diagram of the monument sign and its location. The purpose of the sign is to advertise events; it is similar to the sign already in place at the existing school located on Rt. 528. The materials used for the sign reflect the same components as the new building. The sign will be located 16 feet from Saddle Way and 29 feet from Polo Lane. The dimension is 5 feet x 12 feet and is constructed between columns with a stone veneer base and a 14 inch diameter glass fiber reinforced column on top of the base. The location has no effect on the site triangle; it is a controlled intersection with stop signs at each entry to the round about. The sign will be lit using warm florescent bulbs with a matt finish for reflecting purposes. The electrical and mounting connections will be concealed; the connections are internal within the columns. The service will come from a line directly back to an independent circuit. It was decided the color will be medium bronze.

Mr. Malison asked what would happen to the sign that is already at the old school that the PTA had donated.

Mr. Brian Meincke – 13 Bullock Way stated that the Board of Education have not yet discussed the situation of what will be done with any items that had been donated. The items will be taken into consideration when it's decided what will be done with the old school.

Chairman DeFelippis opened the hearing for public comment. There being none, the public portion of the hearing was closed.

A motion was made by Mr. Weismantel, seconded by Mr. McMahon to approve the application. A roll call was taken, Mr. Coover–abstain, Mr. Durr–yes, Mr. McMahon–yes, Mr. Malison–yes, Mr. Wilson–yes, Mr. Panfili–yes, Mr. Weismantel–yes, Chairman DeFelippis–yes; motion carried

Mr. Coover returned to his seat on the board @8:10pm

## **DISCUSSION**

### Amendment of Solar Ordinance:

After a short discussion Mr. Hardt suggested that this be postponed until the state has made a decision. A motion was made by Mr. Wilson, seconded by Mr. Coover to postpone the Solar Ordinance. All were in favor, motion carried.

### Ordinance 2010-18 – Ordinance to Amend Chapter 130 of the Code of the Township of Chesterfield Entitled “Land Development”

Ms. Jamanow reviewed the changes of the ordinance with the Board and she asked the Planning Board to recommend it to the Township Committee for adoption.

A motion was made by Mr. Weismantel, seconded by Mr. Malison to recommend to the Township Committee the approval of the amended Ordinance. All were in favor with the exception of Mr. Durr who abstained, the motion carried.

### 2011 Budget

A motion was made by Mr. Malison, seconded by Mr. Wilson to approve the 2011 budget with the addition of \$3,000 for special planning projects. All were in favor with the exception of Mr. Durr who abstained, the motion carried.

## **CORRESPONDENCE**

None

## **INVITATION FOR PUBLIC TO SPEAK**

Chairman DeFelippis opened the meeting for public comment. There being none, the public portion was closed.

## **EXECUTIVE SESSION**

At 8:50 PM a motion was made by Mr. Malison, seconded by Mr. Wilson to enter into executive session for the purpose of discussing proposals for professional services. The

vote was unanimous, motion carried. At 9:20 PM the Planning Board returned to open session.

## **OPEN SESSION**

A motion was made by Mr. Wilson, seconded by Mr. Durr to elect Raymond, Coleman & Heinold as the Planning Board Attorney with Mr. Doug Heinold as the representative. A roll call was taken, Mr. Coover-yes, Mr. Durr-yes, Mr. McMahon-yes, Mr. Malison-yes, Mr. Wilson-yes, Mr. Panfili-yes, Mr. Weismantel-yes, Chairman DeFelippis-yes, motion carried.

A motion was made by Mr. Malison, seconded by Mr. Coover to re-elect ERI as Planning Board Engineer with Nancy Jamanow as the representative. A roll call was taken, Mr. Coover-yes, Mr. Durr-yes, Mr. McMahon-yes, Mr. Malison-yes, Mr. Wilson-yes, Mr. Panfili-yes, Mr. Weismantel-yes, Chairman DeFelippis-yes, motion carried.

A motion was made by Mr. Panfili, seconded by Mr. Malison to re-elect Clark Caton Hintz as Planning Board Planner with Phil Caton as the representative. A roll call was taken, Mr. Coover-yes, Mr. Durr-yes, Mr. McMahon-yes, Mr. Malison-yes, Mr. Wilson-yes, Mr. Panfili-yes, Mr. Weismantel-yes, Chairman DeFelippis-yes, motion carried.

## **ADJOURNMENT**

There being no further business, a motion was made by Mr. Weismantel, seconded by Mr. Wilson, to adjourn. All were in favor, meeting adjourned @9:30 PM.

Respectfully submitted,

Aggie Napoleon, Secretary