

CHESTERFIELD TOWNSHIP PLANNING BOARD

September 13, 2011

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

Roll call was taken showing present: Donald Coover; Lawrence Durr; Richard LoCascio; Glenn McMahon; Joseph Malison; John Nunziato; Brian Wilson; Jeremy Liedtka; Mary Acevedo; Chairman Panfili. Absent: F. Gerry Spence. Professional staff present: Douglas Heinold, Solicitor; Christopher Trebisky, Township Engineer.

MINUTES

July 12, 2011 Minutes

A motion was made by Mr. McMahon, seconded by Mr. Coover to approve the July 12, 2011 Regular Minutes. All were in favor with the exception of Mr. LoCascio; Mr. Malison; Mr. Nunziato; Mr. Spence and Chairman Panfili who abstained. Motion carried.

RESOLUTIONS

None

APPLICATIONS FOR ACTION

None

INVITATION FOR PUBLIC TO SPEAK

Chairman Panfili opened the meeting for public comment

Nitin Kumar – 44 Colemantown Drive. Expressed his concern regarding the London Plane trees that have been planted along Preservation Blvd. His house is located on the corner of Colemantown Drive and Preservation Blvd. and he has three trees planted close to his home. The first one is planted 8 feet and the other two are planted 25 feet from his house. He has researched this type of tree and over time can grow to 60 to 70 feet wide. Chris Trebisky informed him that he spoke to the developer and the tree planted 8 feet from the house will be removed within the next couple of weeks. Mr. Kumar stated that his house is 5 foot closer than any other house on Preservation Blvd. and his concern is the damage the trees may cause to his home over time. Mr. Malison stated that the Planning Board spent many hours discussing the site plan and they felt that this particular tree would create shade for the residents. He also stated the homeowners are responsible for the maintenance of the trees as well as the sidewalk in front of their homes. The board recommended this concern be sent to the Environmental Committee for review.

DISCUSSION

Memo from Bonnie Haines regarding Ordinance 2011-17

The board agreed that Ordinance 2011-17 Entitled “Area, Bulk and Dimensional Regulations” in the Planned Village District “PVD” to repeal and replace the table of area and bulk regulations incorporated therein to provide a new standard for setbacks of accessory buildings from principal buildings is in conformance with the Master Plan and therefore the board recommends the Township Committee adopt Ordinance 2011-17.

A motion was made by Mr. Malison, seconded by Mr. Wilson to recommend the Township Committee adopt Ordinance 2011-17. All were in favor. Motion carried.

Solar Ordinance

Doug Heinold informed the board that he had sent a draft to the Township Committee which was under review with John Gillespie’s office. Mr. Heinold met with George Morris in June and discussed some minor adjustments. The board is in agreement with Mr. Heinold’s revisions and suggested he send the revised ordinance to the Township Committee. Mr. Heinold will send the ordinance to Bonnie Haines, Township Clerk for introduction at the next Township Committee meeting. The ordinance will be introduced this week and a public hearing will be held in two weeks. If the ordinance is approved there will then be 45 days to appeal.

CORRESPONDENCE

Letter from Parker McCay regarding Recent Appellate Division Land Use Decision

Doug Heinold informed the board that this means once a second approval is granted it does not exceed the first approval. Mr. Heinold suggested that the board have an ordinance that states that if granted a second approval than the first approval will then be voided. If the applicant is denied the second approval the first will remain in effect. The board agreed and suggested Mr. Heinold draft an ordinance. Mr. Heinold said that he would speak to John Gillespie regarding a draft.

INVITATION FOR PUBLIC TO SPEAK

Chairman Panfili opened the meeting for public comment.

Mr. Heinold informed the board that he e-mailed Brian Smith, the hearing officer from SADC and he stated that he would not have a report ready for September, November will be the next hearing date.

Iris Rivera lives across the street from the soccer fields on Fenton Lane. She has witnessed incidents with children chasing balls and running out into the street. She feels the cars are not following the speed limit signs and also they should be made aware of

children at play. She asked if a cross walk could be put there and or signs making drivers aware children are present. The board asked Mr. Trebisky to look into this.

Bob Schoen - 48 Fenton Lane stated that there are also older kids there that kick the ball high and into the road way. It was mentioned that eventually the trees will grow tall enough to help prevent the balls from going into the road but until then there isn't anything that can be done to prevent this.

At 8:35pm a motion was made by Mr. Malison, seconded by Mr. Coover to enter into executive session to receive an update from Mr. Heinold regarding the Holloway Land litigation. All were in favor, motion carried. At 8:55 the Planning Board returned to open session.

ADJOURNMENT

There being no further business, a motion was made by Mr. Malison seconded by Mr. Coover to adjourn. All were in favor, meeting adjourned @8:55 PM.

Respectfully submitted,

Aggie Napoleon, Secretary