

CHESTERFIELD TOWNSHIP PLANNING BOARD

February 8, 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.

Ms. Mary Acevedo declared her Oath of Allegiance. Ms. Acevedo was appointed as a 2nd Alternate member for an unexpired term of Mr. Weismantel.

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; Nancy Jamanow, Engineer.

MINUTES

January 11, 2011 Minutes

A motion was made by Mr. Coover, seconded by Mr. Nunziato, to approve the January 11, 2011 Regular Minutes. The vote was in the affirmative, with the exceptions of Mr. Wilson and Ms. Acevedo, who abstained, and the motion carried.

INVITATION FOR PUBLIC TO SPEAK – Matters not on the Agenda

Chairman Panfili opened the meeting for public comments.

Mr. Mike Mills – 44 Chesterfield-Georgetown Road expressed how disharted he is with the board's decision to withdrawal the fence complaint with the Burlington County Ag Board against Holloway Land.

Mr. Wilson removed himself from the board and sat with the public @ 7:35.

Mr. Mills asked the board to reconsider reinstating the fence complaint with the County Ag Board. Mr. Heinold informed him that we could not continue with the complaint due to the Townships Ordinance which allows an 8 foot deer fence in the Ag Zone. Chairman Panfili told Mr. Mills that he has the right to pursue the fence issue and could file a complaint against Holloway Land with the Burlington County Ag Board.

Mr. Wilson returned to his seat on the board @ 7:50.

Mr. Brian Meincke – 13 Bullock Way stated that snow and ice have not been removed from sidewalks and bike paths in K-Hovnanian and Toll Brothers developments. Ms. Jamanow informed him that the ordinance was amended on January 27th and the second reading would take place at the next township meeting on February 9, 2011. The ordinance will be enforced once it is adopted and advertised in the paper. Until the ordinance is in effect the Township will clear the bike paths and sidewalks. Mr. Meincke asked Ms. Jamanow if she heard anything in regard to Bordentown-Crosswicks and Recklesstown. Ms. Jamanow said that the County Planning Board Traffic Engineers Office stated that the intersection meets all standards.

Mr. Meinicke asked the board if signs could be put up by the basins as a safety warning for residents to keep off. He was told that this would be a Township Committee issue and would be on the agenda for tomorrow nights meeting.

William Brick on behalf of the Crosswicks Foundation spoke in regard to a minor subdivision at 467 Main St. He stated that they have put a lot of effort into the application but doesn't understand why they were not on the agenda for tonight's meeting. Ms. Jamanow informed him that there were issues with the application that deemed it incomplete and a letter was sent stating what is required. She explained that the application could have been heard by the board tonight as is and the issues deeming it incomplete could have been addressed at this time however in order to be heard by the board they must notice 10 days prior to the meeting.

PRESENTATION

Summary of the Northern Burlington County Growth and Preservation Plan

Mr. Edward Fox, Regional Coordinator of Burlington County Bridge Commission gave a presentation of the regional plan. He stated that there are 13 Municipalities in Northern Burlington County. The program is a growth and preservation plan for land use planning to guide Municipalities in future growth and investments. The goal is to have the 13 Municipalities work with and support each other. If we chose to endorse we will be on an advisory committee for the purpose of sharing information and experiences. Mr. Durr asked if there was anything we should be doing that we are not already. Mr. Fox stated that Burlington County needs to have more investment in the agricultural aspect. He asked if we had an agricultural advisory board to which Mr. Durr stated that it is not active but believes it will be brought up at the next township meeting. Mr. Fox asked the board to consider recommending the endorsement of the plan to the Township Committee. Ms. Jamanow suggested that the board take a month to review the plan and have it on the March 8th Planning Board Meeting Agenda.

RESOLUTIONS

None

APPLICATIONS FOR ACTION

None

DISCUSSION

Cell Tower:

The Township is in the process of finalizing a lease agreement with Wireless Edge and the Township Committee is asking the Planning Board to review the design of the compound surrounding the tower. Ms. Jamanow briefed the board on the information she has so far. The tower is proposed to go in back of the Police Department Building.

There will be 5 carriers 10 feet apart, at this time its unknown who the carriers will be. After discussing the proposed drawings, the Board decided to recommend to the Township Committee that there be an 8 foot privacy fence and a structure not within the fence; if additional equipment is needed it should be placed inside the fence but not to exceed the height of the fence.

Solar Ordinance

Mr. McMahon briefed the board on the meeting the sub committee had on February 4, 2011. Mr. Coover, Mr. Malison and Mr. McMahon reviewed solar ordinances from Mansfield, Springfield and also the Township of Greenwich given by Lisa Speca. They also discussed an assembly bill #3125 that will be voted upon February 11, 2011. This bill will prohibit municipal zoning ordinances from regulating solar panels under certain circumstances. Mr. Malison said the bill addresses two items; the panels have to be within 12 inches off the roof line and a ground array would have a 50 foot buffer from the property lines. The committee will also be looking into wind power. They will put together something for the board to review at next months meeting.

Mr. Marrano-157 Recklesstown Way asked the board if the bill is passed on Friday would he have to wait for a revised ordinance or can he apply for a permit. Mr. Heinold informed him that the statute would preempt the township ordinance but he would have to wait until the statute goes into effect.

CORRESPONDENCE

Letter from ERI regarding Beneficial Bank

Ms. Jamanow recommended to the Township Committee to release the performance Guarantee for Beneficial Bank. An inspection was conducted and all requirements had been met.

Letter from ERI regarding Freshwater Wetlands Permit

For the Townships information, an application for a permit has been sent to NJDEP for the bridge crossing from Chesterfield Downs to the New Elementary School.

Letter from PSE&G regarding Freshwater Wetlands Permit

Ms. Jamanow believes this is for the Townships information. The letter states that PSE&G have applied for a general permit.

Letter from ERI regarding Chesterfield Greene II incomplete items

Letter from ERI regarding Chesterfield Downs incomplete items

Letter from ERI regarding Cross Creek I incomplete items

Letter from ERI regarding Heritage incomplete items

Ms. Jamanow stated these letters were sent to the developers asking for status on incomplete items that they had not yet responded on.

INVITATION FOR PUBLIC TO SPEAK

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

ADJOURNMENT

There being no further business, a motion was made by Mr. Malison seconded by Mr. Wilson, to adjourn. All were in favor, meeting adjourned @9:15 PM.

Respectfully submitted,

Aggie Napoleon, Secretary