

CHESTERFIELD TOWNSHIP PLANNING BOARD

May 10, 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: Lawrence Durr (7:40), Richard LoCascio; Joseph Malison; John Nunziato; F. Gerry Spence; Brian Wilson; Mary Acevedo; Chairman Panfili; Absent: Donald Coover; Glenn McMahon; Jeremy Leidtka. Professional staff present: Douglas Heinold, Solicitor; Christopher Trebisky, Township Engineer.

MINUTES

April 12, 2011 Minutes & Executive Minutes

A motion was made by Mr. Spence, seconded by Mr. Malison, to approve the April 12, 2011 Regular Minutes and Executive Minutes. The vote was in the affirmative with the exception of Mr. Nunziato and Mr. Wilson who abstained. Motion carried.

RESOLUTIONS

None

APPLICATIONS FOR ACTION

None

DISCUSSION

Installing a Walkway in the Village

Glenn McMahon sent an e-mail to the board prior to the meeting stating that it is not the ordinance that needs to be amended. The restriction is in the Declaration of Protective Covenants for each developer. Mr. Heinold sent an e-mail to Mr. Gillespie and Mr. Morris giving them an overview regarding the residents concern. Mr. Heinold suggested that Mr. Gillespie address the situation with the Township Committee.

A motion was made by Mr. Malison, seconded by Mr. Spence to move any further review to the Township Committee. All were in favor with the exception of Mr. LoCascio who abstained, motion carried.

Solar Ordinance

Mr. Durr brought to the boards attention that no ground arrays are allowed in any zone according to our ordinance. The State ordinance requires a ground array must be set back 50 feet from the property line. It was decided that the amended ordinance be as written with the additional conditions. A roof mount is permitted in any direction and is limited to 12 inches in height. A ground array must come before the board for screening

approval. Farm preserved and TDR land will be treated the same. The standards will be the same as the State in that 1% of the land area will be used or 110% of the farms energy needs. The OP Zone must have a 5 acre minimum and a site plan would be required.

Chairman Panfil opened the meeting for public comment.

Mr. Marrano-157 Recklesstown Way thanked the board for their time and effort in drafting the ordinance.

Mr. Heinold will make the revisions and will then send the amended ordinance to the Township Committee he will copy Clark Caton Hintz and also the Sub Committee.

A motion was made by Mr. Malison, seconded by Mr. Nunziato to send the amended ordinance to the Township Committee for approval with the revisions as noted. All were in favor with the exception of Mr. Durr and Mr. LoCascio who abstained, motion carried

CORRESPONDENCE

None

INVITATION FOR PUBLIC TO SPEAK

Chairman Panfil opened the meeting for public comment.

Debra Bittle is a realtor and she met with the school board in regard to trying to help them with the sale of the old school. She asked the planning board what the allowable uses are according to the Township. She stated the land was appraised with a suggested use of educational or government usage. She was informed by the board that the property is in an agricultural zone therefore a buyer would have to come in for a variance for a use other than a school, church or government use. The board suggested that anyone interested in the property should present their idea to the board.

Greg Masters – 107 Galestown Circle would like to erect a fence in his back yard. The back yard backs up to an alley and there is a 10 foot set back. The board explained the reason for the 10 foot set back is for the purpose of snow removal also for safety when cars back out of the driveways from the opposite side of the alley. He was advised that he would have to come before the board with an application for a conditional use.

Mike Mills – 44 Chesterfield-Georgetown Rd asked the board for an update on the fence ordinance. He was informed that it has been sent to the Township Committee for approval and is on the agenda for the Township meeting tomorrow night. He also inquired on the mediation between Holloway Land and the Planning Board. Mr. Heinold stated that this will be discuss in executive session and if there was anything to report we will do so in open session.

EXECUTIVE SESSION

At 8:35 PM a motion was made by Mr. Malison, seconded by Mr. Nunziato to enter into executive session for the purpose of discussing mediation/settlement with Holloway Land

SADC matter. The vote was unanimous, motion carried. At 9:50 PM the Planning Board returned to open session.

OPEN SESSION

The board returned to open session @ 9:50 PM. Mr. Heinold explained to the public that on April 28th he and Mr. Trebisky took part in mediation with Holloway Land. Mr. Heinold presented the board with an outline of terms. The board has additional concerns that need to be addressed. Mr. Heinold and Mr. Trebisky will go back to Holloway Land with these additions. Mr. Heinold stated that no official action is being taken at this time. Mr. Heinold will provide Mr. Mills a copy of the terms and he pointed out that at the bottom of the memorandum it states upon subject of the approval of the Township.

ADJOURNMENT

There being no further business, a motion was made by Mr. Spence seconded by Mr. Wilson to adjourn. All were in favor, meeting adjourned @9:53 PM.

Respectfully submitted,

Aggie Napoleon, Secretary