

CHESTERFIELD TOWNSHIP PLANNING BOARD

January 11, 2011

The Secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:30PM. The Open Public Meetings Statement was read and compliance noted. Mr. Durr, Mr. McMahon, Mr. LoCascio, Mr. Panfili, Mr. Liedtka and Mr. Spence declared their Oaths of Allegiance. Mr. Durr was appointed as a Class I member for a one-year term; Mr. McMahon was appointed as Class II member for a one-year term; Mr. LoCascio was appointed as a Class III member for a one-year term; Mr. Panfili was appointed as a Class IV member for a four-year term; Mr. Liedtka was appointed as a 1st Alternate member for an unexpired term of Mr. Panfili and Mr. Spence was appointed as a Class IV member for a four-year term.

Roll call was taken showing present: Donald Coover, Lawrence Durr, Jeremy Liedtka; Richard LoCascio; Joseph Malison; Glenn McMahon; John Nunziato; Lido Panfili; F. Gerry Spence; Matthew Weismantel; Absent: Brian Wilson. Professional staff present: Douglas Heinold, Solicitor, Nancy Jamanow, Engineer and Philip Caton, Planner.

The Secretary asked for nominations for Chairman. Mr. McMahon nominated Mr. Panfili, seconded by Mr. Durr. The Board Secretary asked if there were further nominations. There being no other nominations, nominations were closed. All were in favor of Mr. Panfili for Chairman.

Chairman Panfili asked for nominations for Vice Chair. Mr. Durr nominated Mr. Malison, seconded by Mr. Spence. There being no other nominations, nominations were closed. All were in favor of Mr. Malison for Vice Chairman.

MINUTES

December 14, 2010 Regular Meeting and Executive Sessions

A motion was made by Mr. Coover, seconded by Mr. McMahon, to approve the December 14, 2010 Regular and Executive Meeting Minutes. The vote was in the affirmative, with the exceptions of Mr. Spence and Mr. Nunziato who abstained, and the motion carried.

RESOLUTIONS

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.

A motion was made by Mr. Malison, seconded by Mr. Coover, to approve Resolution 30-2010. The vote was in the affirmative, with the exceptions of Mr. Durr; Mr. McMahon; Mr. LoCascio; Mr. Liedtka; Mr. Nunziato and Mr. Spence who abstained, and the motion carried.

31-2010 On the application of Chesterfield Township Board of Education for a sign at property identified as 30 Saddle Way, Block 202.107, Lot 9.

A motion was made by Mr. McMahon, seconded by Mr. Durr, to approve Resolution 31-2010. The vote was in the affirmative, with the exceptions of Mr. Coover, Mr. LoCascio, Mr. Liedtka, Mr. Malison, Mr. Nunziato, and Mr. Spence who abstained, motion carried.

2011-01 A Resolution Designation Regular Meetings Time and Place

A motion was made by Mr. Spence, seconded by Mr. Coover to approve Resolution 2011-01. The vote was in the affirmative, motion carried.

2011-02 A Resolution Appointing Douglas Heinold as Planning Board Attorney

A motion was made by Mr. Spence, seconded by Mr. Malison to approve Resolution 2011-02. The vote was in the affirmative, motion carried.

2011-03 A Resolution Appointing Philip Caton as Planning Board Planner

A motion was made by Mr. Spence, seconded by Mr. Nunziato to approve Resolution 2011-03. The vote was in the affirmative, motion carried.

2011-04 A Resolution Appointing Nancy Jamanow as Planning Board Engineer

A motion was made by Mr. Spence, seconded by Mr. Coover to approve Resolution 2011-03. The vote was in the affirmative, motion carried.

DISCUSSION

Mr. McMahon, Township Zoning Official passed out an end of the year overview. Mr. McMahon spoke briefly on the report. One issue to be discussed this year is the impervious coverage for residential homes in the Ag Zone. Another is the amendment to the Solar Ordinance. Mr. Caton stated that he would forward ordinances that have been done for other towns and will send the information Lisa Specca and Mr. Hardt were working on to the board secretary and Mr. Heinold. The Solar Ordinance should be discussed at February's meeting. It was mentioned that a sub committee should be formed, Chairman Panfili asked for volunteers: Mr. McMahon, Mr. Malison and Mr. Coover offered.

A motion was made by Mr. Spence, seconded by Mr. Durr to appoint a subcommittee. All were in favor, motion carried.

Mr. Weismantel expressed his disappointment in the Mayor for the departure of Ms. Kelly from the Planning Board. He is disturbed by the fact that the board consists of an all white male board and stated his disappointment in the Mayor for not having any diversity. He mentioned that we have a huge number of Asians that have moved into the township and they are not represented on this or any other board in the township. He feels that this may be a problem for this town in the future without better representation

across the board. He also pointed out that not having a woman on the board other than our help is not a good sign. Mr. Weismantel hopes that the Mayor takes this seriously and that what he stated goes into the minutes.

Mr. Spence mentioned that the meeting scheduled for November 8, 2011 is also Election Day and didn't know if this would be a conflict. Chairman Panfili suggested that it be kept as planned unless and conflict arises.

Mr. Heinold received a letter of public record from the County dated January 4th recognizing a filed complaint by Holloway Farm; the county is requiring a commercial farm certification report be filled out by the farm owner. They will meet on January 13th for a review on whether the farm constitutes as a commercial farm. This meeting is not a public meeting. Mr. Heinold asked Mr. McMahon to notify those residents concerned and suggest they contact the county to be put on a service list.

Mr. Caton, Township Planner spoke briefly to the board in regard to affordable housing. He mentioned that a bill has passed revising the Fair Housing Act. This bill does away with COAH and establishes a different way of how Municipalities' plans are reviewed. It revises how towns come into compliance. The bill was amended to reduce from 50% to 25% of the fair share. As far as Renaissance, the program remains at 6% obligation not 20% as approved by the court.

INVITATION FOR PUBLIC TO SPEAK

Chairman Panfili opened the hearing for public comment.

Mr. Marrano – 157 Recklesstown Way would like to install solar panels. He has a corner lot, the east side faces Saddle Way therefore the panels would be visible and would not be in compliance with the ordinance. He was informed that the amendment had been put on hold due to the State but that is not longer the case. Ms. Marrano asked the board if there was anything they could do as a resident in the PVD zone. Mr. Panfili said that any input from the public would be helpful.

Mr. Brian Meincke – 13 Bullock Way suggested that sending a survey to the residents in the receiving area on how they feel about the solar panels may be helpful to the board. He feels that there may be many residence interested in solar in the future. The board thought this to be a good idea and something the sub committee should look into.

Mr. Spence mentioned to the board that the Township may want to look into a new recording system. He stated that cassettes are becoming obsolete and may be hard to purchase in the future

Ms. Nancy Jamanow thanked the board for allowing her to serve the board once again this year. She stated that it is always a pleasure working with Chesterfield Township. Chairman Panfili on behalf of the board told her that she truly does a great job.

CORRESPONDENCE

None

EXECUTIVE SESSION

At 8:25 PM a motion was made by Mr. Spence, seconded by Mr. Nunziato to enter into executive session for the purpose of Attorney client litigation. The vote was unanimous, motion carried. At 8:50 PM a motion was made by Mr. Spence, seconded by Mr. Nunziato to return to open session.

OPEN SESSION

A motion was made by Mr. Malison, seconded by Mr. Spence to file a complaint to the Burlington County Ag Board on Holloway Farm for failure to comply with the Zoning Officers decision on a site plan application. All in favor, motion carried.

ADJOURNMENT

There being no further business, a motion was made by Mr. Spence seconded by Mr. Malison, to adjourn. All were in favor, meeting adjourned @8:53 PM.

Respectfully submitted,

Aggie Napoleon, Secretary