

# **CHESTERFIELD TOWNSHIP PLANNING BOARD**

January 16, 2018

The secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:00PM. The Open Public Meetings Statement was read and compliance noted. Ms. Koetas-Dale; Mr. Markley; Mr. McMahon; Ms. Romeu and Mr. Russo declared their Oaths of Allegiance. Ms. Koetas-Dale was appointed as a Class III member for a one-year term; Mr. Markley was appointed as a Class IV member for a four-year term; Mr. McMahon was appointed as a Class II member for a one-year term; Ms. Romeu was appointed as a Class I member for a one-year term; Mr. Russo was appointed as First Alternate member for a two-year term.

Roll call was taken showing present: Brian Kelly, Brian Meincke; F. Gerry Spence; Gerard Hlubik; Chris Markley; Rita Romeu; Glenn McMahon; Denise Koetas-Dale; Lido Panfili; Michael Russo and Belinda Blazic. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Lisa Specca Planner.

The Secretary asked for nominations for Chairman. Mr. McMahon nominated Mr. Panfili, seconded by Mr. Spence. 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. Meincke nominated Mr. Kelly, seconded by Mr. McMahon there being no other nominations, nominations were closed. All were in favor of Mr. Kelly for Vice Chairman.

## **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

Ms. Koetas-Dale and Ms. Romeu for the Use Variance Application

## **MINUTES**

### December 19, 2017 Regular Meeting

A motion was made by Mr. Spence seconded by Mr. Hlubik to approve the December 19, 2017 Regular Meeting Minutes. All were in favor, with the exception of Chairman Panfili; Mr. McMahon; Ms. Koetas-Dale; Mr. Markley; Mr. Russo and Ms. Romeu, motion carried.

## **RESOLUTIONS**

2017-23      RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES FOR HEIGHT AND SIGNS AS TO PHASE 8 TO CHESTERFIELD, LLC FOR PROPERTY AT BLOCK 206.210, LOT 1 AND 4 (OLD YORK ROAD AND SADDLE WAY)

A motion was made by Mr. Spence, seconded by Mr. Meincke to approve Resolution 2017-23. All were in favor with the exception of Ms. Koetas-Dale, Chairman Panfili, Mr. McMahon, Mr. Markley, Mr. Russo and Ms. Romeu who abstained, motion carried.

2017-24      RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP  
OF CHESTERFIELD CONFIRMING ARCHITECTURAL APPROVAL  
FOR TRADITIONS DEVELOPMENT PHASE 7A

A motion was made by Mr. Meincke, seconded by Mr. Kelly to approve Resolution 2017-24. All were in favor with the exception of Ms. Koetas-Dale, Chairman Panfili, Mr. McMahon, Mr. Markley, Mr. Russo and Ms. Romeu who abstained, motion carried.

2018-01      Resolution Designating Regular Meeting Time and Place

A motion was made by Mr. Kelly, seconded by Mr. McMahon, to approve Resolution 2018-01. All were in favor, motion carried.

2018-02      Resolution Appointing Doug Heinold as Attorney for the Chesterfield  
Township Planning Board.

A motion was made by Mr. Spence, seconded by Mr. Meincke, to approve Resolution 2018-02. All were in favor, motion carried.

2018-03      Resolution Appointing Lisa Specca of Clarke Caton Hintz as Planner for the  
Chesterfield Township Planning Board.

A motion was made by Mr. Spence, seconded by Mr. McMahon, to approve Resolution 2018-03. All were in favor, motion carried.

2018-04      Resolution Appointing Joseph Hirsh of Environmental Resolutions Inc. as  
Engineer for the Chesterfield Township Planning Board.

A motion was made by Mr. Spence, seconded by Mr. McMahon, to approve Resolution 2018-04. All were in favor, motion carried.

## **APPLICATIONS FOR ACTON**

Gail Waldron Block 502, Lot 2.01; 46 Harker Road; Use Variance

The application is a continuation from December's meeting, Gail Waldron and her daughter Leah Waldron are still under oath.

Mr. Heinold stated that the applicant currently has an existing single family house with a detached garage structure that they are proposing to convert into a Mother-in-Law suite. The issue raised was the TDR program, the tax map indicated that the property has 4.25 credits enrolled in the TDR program which were sold off. The board would be willing to approve the application with the agreement that a deed restriction be put on the property to indicated that it will be for family use only and never be rented out. The deed will run with the property.

The applicant agreed to the condition. Ms. Specca and Mr. Hirsh stated that all comments have been satisfied from their review letters.

Mr. Kelly raised the concern regarding the procedure and how the board can handle a situation like this in the future. Mr. Heinold stated that there will be a practice by the secretary to review each application and check for TDR or restrictions.

Chairman Panfili opened the meeting to public comment. Hearing none the public portion was closed.

A motion was made by Mr. Spence second by Mr. McMahon to approve the application.

A roll call was taken:

Mr. Kelly-yes; Me. Meincke-yes; Mr. Spence-yes; Mr. Hlubik-yes; Ms. Blazic-yes.  
All in favor, motion carried.

The applicant asked if there was anything they could have done to prevent this from happening to another family going forward. Mr. Heinold stated that a title search should have disclosed the information on the TDR credits. The Planning Board will change the application process to include the secretary checking into TDR credits when an applicant is submitted.

## **DISCUSSION**

### **Master Plan**

The board had a short discussion on the Master Plan and it was mentioned if the Township has taken any action regarding the suggestions. Ms. Specca stated that so far the zoning changes have been done by ordinance.

## **CORRESPONDENCE**

### **End of Year overview from Glenn McMahon, Zoning Officer**

Mr. McMahon went over his review letter. One issue that was addressed was the KW on roof mounted solar arrays. It has been suggested in the Master Plan to allow the Zoning Officer to approve the arrays as long as all criteria is met and the applicant can show proof of the amount of energy generated.

## **ITEMS NOT ON THE AGENDA**

Mr. Heinold stated that all new board members according to the MLUL have to attend training within 18 months of appointment.

Mr. Heinold informed that board regarding E&E. They are before the County Ag Board for approvals regarding making their CSA compatible to an Amazon local produce. If approved at the County level they still will have to come back before this board for approval.

Chairman Panfili asked if the County Engineer Department have done anything regarding the warehouse that is to be built on Old York Road in Bordentown Township. Mr. Hirsh stated that he would be notified and as of this date no formal application has been submitted to the County Planning Board. Chairman Panfili stated that a restriction has been put on Georgetown Road for weight and therefore the truck traffic will have to come down Old York Road.

Mr. Kelly mentioned that now that the HPC has been formed, perhaps their applications could be mentioned in the Zoning Officers Year End Report.

## **ADJOURNMENT**

There being no further business, a motion was made by Mr. Spence seconded by Mr. McMahon to adjourn. All were in favor, meeting adjourned @7:46 PM.

Respectfully submitted,

Aggie Napoleon, Secretary