

# **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**February 20, 2018**

With the absence of the Chairman and Vice Chairman, the meeting was run by Mr. Spence. The meeting of the Chesterfield Township Planning Board was called to order at 7:00PM. The Open Public Meetings Act statement was read and compliance noted.

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

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

Ms. Koetas-Dale and Ms. Romeu will recuse themselves for the discussion regarding the Use Variance application.

## **MINUTES**

### January 16, 2018 Regular Minutes

A motion was made by Mr. Hlubik seconded by Mr. McMahon to approve the January 16, 2018 Regular minutes. All were in favor. Motion carried.

## **RESOLUTIONS**

2018-05        RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD USE VARIANCE TO CONVERT EXISTING DETACHED GARAGE TO RESIDENTIAL USE ACCESORY TO PRIMARY RESIDENCE WITH CONDITIONS AT 46 HARKER ROAD, BLOCK 502, LOT 2.01.

A motion was made by Mr. McMahon, seconded by Mr. Hlubik to approve Resolution 2018-05. All were in favor with the exception of Ms. Koetas-Dale and Ms. Romeu who abstained, motion carried.

## **APPLICATION FOR ACTION**

Maureen D'Angelo Block 107, Lot 10B, 489 Ward Ave., Use Variance.

Mr. and Mrs. D'Angelo noticed for the January meeting but were unable to attend due to a medical emergency. Mrs. D'Angelo wrote a letter to the Board and asked to be extended to the February meeting. The secretary failed to put the letter on the agenda and therefore due to the time laps the applicant is required to renotece. Mr. D'Angelo stated

that at this time he was unsure on what month they would be able to be on the agenda. He will contact the secretary to confirm the date.

## **DISCUSSION**

None

## **CORRESPONDENCE**

None

## **ITEMS NOT ON THE AGENDA**

Mr. Heinold stated the board had decided that all future architectural approvals be done administratively through Ms. Specca unless the Planner determines that a full board review is required. Ms. Specca stated that she was contacted by Traditions and they would like to add a new model to the list. Ms. Specca handed out a Resolution along with a copy of the new model which will be called “Alexandria Traditional IV”.

2018-06        CONFIRMING ARCHITECTURAL APPROVAL FOR TRADITIONS  
DEVELOPMENT – ALEXANDRIA TRADITIONAL IV MODEL –

A motion was made by Ms. Blazic second by Ms. Romeu to approve Resolution 2018-06. All were in favor, motion carried.

Mr. McMahon brought up the discussion regarding the solar ordinance. He is receiving applications with higher than 10 KW. He asked that Mr. Heinold work on a draft updating the ordinance to change the KW on roof mounted arrays only so that it can be sent to the Governing Body for adoption. Mr. Heinold stated that he and Mr. McMahon will get together and discuss the language.

## **INVITATION FOR PUBLIC COMMENT**

Mr. Spence opened the meeting for public comment. There being none the public portion was closed.

## **ADJOURNMENT**

A motion was made by Mr. McMahon seconded by Ms. Koetas-Dale to adjourn. All were in favor, meeting adjourned at 7:19 PM.

Respectfully submitted,

Aggie Napoleon, Secretary