

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 17, 2018

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:00PM. The Open Public Meetings Act statement was read and compliance noted.

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

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Ms. Romeu will recused herself for the discussion regarding the Use Variance application.

MINUTES

February 20, 2018 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. McMahon to approve the February 20, 2018 Regular minutes. All were in favor with the exception of Mr. Kelly, Mr. Meincke and Chairman Panfili who abstained. Motion carried.

RESOLUTIONS

None

APPLICATION FOR ACTION

Sea Bright Solar, LLC Block 801, Lot 14.12, 233 Bordentown-Georgetown Rd., Bulk Variance.

Mr. Steve Gouin, Attorney for the applicant introduced Brian Kelly, owner of Sea Bright Solar was sworn. Mr. Gouin testified that the applicant is seeking a bulk variance relief for proposed 29.88KW where the Township Ordinance allows for no higher than 10KW. They will comply with the Engineers letter dated February 26, 2018 as written. Mr. Kelly testified that they were given the KW generated from the owner, his design team then came up with the roof mounted design that would met the owner's needs. PSEG approved the mounting height of no more than 12 inches, all frames are painted black. Mr. Hirsh recommended a minor site plan will be waived.

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

A motion was made by Mr. Spence second by Mr. Kelly to approve the application. A roll call vote was taken.

Mr. Kelly-yes; Mr. Meincke-yes; Mr. Spence-yes; Mr. Markley-yes; Ms. Romeu-yes; Mr. McMahon-yes; Chairman Panfili-yes. All were in favor, motion carried.

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

Maureen D'Angelo and Nick D'Angelo were sworn. Mrs. D'Angelo testified that they are seeking a Use Variance to permit a portion of the existing building to be used as a dance studio.

Ms. Malcom went through her review letter. She indicated that the applicant is seeking approval for second principal use. The hours of operation for the Electric Company will be Monday through Friday from 6am till 4pm and for the dance studio the hours will be Monday through Friday from 5pm till 9pm, Saturdays they will be done by noon. Nothing on Sundays or Holidays. The positive criteria is for the community to enjoy the classes and the location will not impact neighbors. There will be 7 parking spaces and there is mostly drop off and pickups.

Mr. Hirsh addressed his letter dated January 10, 2018. In regard to the site plan, the applicant testified that there is a handicap entrance to the building, a handicap bathroom on the first floor and handicap parking. The sign out front is the original sign and they have a chain on the bottom to place another sign for the dance studio. The driveway is paved. There are 39 existing parking spaces, 14 vehicles are used by the Electric Company and they are 7 spaces designated for the dance studio separate from the construction vehicles. In the future if an office space is constructed it will be used for the applicant's personal use only.

Mr. Markley asked about the traffic impact, coming and going. Mr. Hirsh suggested a stop sign be put up as a condition of approval. Mr. Kelly asked when the classes started, the applicant stated in September of 2017 and they have had no accidents regarding coming and going from the time they starting operating their business.

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

Mr. Heinold stated that the board will be voting on a use variance to permit a dance studio and also as a second principle use with waiver of site plan, a condition of approval that a stop sign be place at the beginning of the driveway with placement to be determined by the boards engineer's office

A motion was made by Mr. Spence second by Mr. Meincke to approve the application with the condition. A roll call vote was taken:

Mr. Kelly-yes; Mr. Meincke-yes; Mr. Spence-yes; Mr. Markley-yes; Mr. McMahon-yes; Chairman Panfili-yes; Mr. Russo-yes; Ms. Blazic-yes. All were in favor, motion carried.

DISCUSSION

John Agudelo- HPC Letter regarding new construction.

Ms. Kelly, representing the Historic Preservation Commission (HPC) stated that Mr. Agudelo had been to the HPC twice regarding the construction of a house he is building on a site where a historic home had been demolished. The HPC approved the

architectural design with the recommendations that were discussed at their first meeting. Because the HPC does not yet have guidelines they relied on the existing designs of historic homes in the historic district.

Mr. McMahon thanked the HPC for the work and timely manner that they handled this application.

A motion was made by Mr. McMahon second by Mr. Meincke to approve the application for new construction on the recommendation by the HPC. A roll call was taken:

Mr. Kelly-yes; Mr. Meincke-yes; Mr. Spence-yes; Mr. Markley-yes; Ms. Romeu-yes; Mr. McMahon-yes; Chairman Panfili-yes; Mr. Russo-yes; Ms. Blazic-yes. All were in favor, motion carried.

Chairman Panfili asked Ms. Kelly if there was anything the HPC needs. Ms. Kelly stated that the current survey of the historic homes is from the 1970's so a current survey needs to be updated and also they need to establish guidelines particular to the Townships historic district. In order to do these projects the HPC needs to find funding, they are in the process of getting a certified local government status and with that they will be able to apply for grants. In regard to the mincemeat factory being declared unsafe the HPC is not involved with the demolition process and Ms. Kelly stated that in this case she will be able to walk through because she is familiar with the purchaser however she would like there to be an language in the ordinance stating that if any historic building is declared hazardous that before it is knocked down the HPC can request a walk through for artifacts. Mr. Heinold suggested that the HPC come up with a list for us to amend the ordinance to present to the Township Committee.

The HPC will be sending a letter to all the residents in the historic district informing them of the HPC and what will be required if they wish to make any changes to their homes. There will be a map included indicating the 174 homes in the two historic districts.

Ordinance 2018-4 "Solar Energy Facilities or Structures"

This ordinance is to amend the code to delete the maximum of 10KW and replace with a requirement that the size of the array be justified by historic energy use records. Mr. McMahon, Zoning Officer will get a form letter from PSEG with the KW used.

A motion was made by Mr. Spence second by Mr. Kelly to recommend the Township Committee find Ordinance 2018-4 in conformance with the Master Plan. A roll call vote was taken:

Mr. Kelly-yes; Mr. Meincke-yes; Mr. Spence-yes; Mr. Markley-yes; Mr. McMahon-yes; Chairman Panfili-yes; Mr. Russo-yes; Ms. Blazic-yes. All were in favor, motion carried.

CORRESPONDENCE

None

ITEMS NOT ON THE AGENDA

Ms. Romeo stated that Ms. Koetas-Dale sent an email to everyone regarding putting together a subcommittee to discuss the Master Plan. Mr. Kelly and Ms. Blazic replied that they were interested Mr. Markley stated he would also like to be on the committee.

Mr. Kelly asked that the signs that are still around regarding the individual developers of Old York Village be removed now that it is complete. Mr. Hirsh stated that once they are off the maintenance agreement they should be removed. He will determine which signs will need to be removed and will have public works remove them.

INVITATION FOR PUBLIC COMMENT

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

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Markley to adjourn. All were in favor, meeting adjourned at 8:02 PM.

Respectfully submitted,

Aggie Napoleon, Secretary