

CHESTERFIELD TOWNSHIP PLANNING BOARD

May 15, 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: F. Gerry Spence; Mr. Hlubik; Chris Markley; Glenn McMahon; Denise Koetas-Dale; Chairman Panfili; Michael Russo and Belinda Blazic. Absent: Brian Kelly and Rita Romeu. Professional staff present: Doug Heinold Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mrs. Koetas-Dale for both Use Variance applications - The English Group and Douglas Pinelli.

MINUTES

April 17, 2018 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Markley to approve the April 17, 2018 Regular minutes. All were in favor with the exception of Mr. Hlubik and Mrs. Koetas-Dale who abstained. Motion carried.

RESOLUTIONS

2018-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING APPROVAL TO SEA BRIGHT SOLAR, LLC FOR A CONDITIONAL USE VARIANCE FOR A SOLAR ARRAY AT 233 BORDENTOWN-CHESTERFIELD ROAD, BLOCK 801, LOT 14.12.

A motion was made by Mr. Spence, seconded by Mr. McMahon to approve Resolution 2018-07. All were in favor with the exception of Mr. Hlubik and Ms. Koetas-Dale who abstained, motion carried.

2018-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING APPROVAL TO MARUEEN DE'ANGELO FOR A USE VARIANCE FOR A SECOND PRINCIPAL USE (DANCE STUDIO) AT 489 WARD AVENUE, BLOCK 107, LOT 10.03.

A motion was made by Mr. Spence, seconded by Mr. McMahon to approve Resolution 2018-08. All were in favor with the exception of Mr. Hlubik and Ms. Koetas-Dale who abstained, motion carried.

APPLICATION FOR ACTION

Douglas Pinelli Block 801, Lot 14.01, 225 Bordentown-Georgetown Rd., Conditional Use/Minor Site Plan/Bulk Variance.

Erin and Doug Pinelli were sworn. Mr. Pinelli testified that they are proposing to construct a solar array in the rear of their property which will not be seen by neighbors due to the existing shrubs. 22.8 kW is proposed which exceeds the current 10 kW. The roof of his home is not conducive to be able to put a roof mounted system on. Mrs. Pinelli testified that the own 57 acres and the array will be located in the back of the house which is set in the back of the property where no one can see it.

Ms. Specca went over her review letter dated April 9, 2018. She stated that she concurs with the applicant that no one would be able to see the array with the solid mass of trees surrounding the property that already exists.

Mr. Hirsh stated that his concern is that the panels do not exceed 10ft, Mrs. Pinelli stated that Brittney Owen, the sales representative that works with the designer stated that they will not exceed 10ft.

The applicant agreed to all comments on both the Engineer's letter and the Planners letter.

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. Russo to approve the application. A roll call vote was taken.

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

The English Group Block 108, Lot 2.01, 54 Shanahan Lane, Use Variance/Minor Subdivision.

Peter English and Quinn English were sworn. Peter English testified that his company is proposing to subdivide a portion of the Herdt property and is asking for a Use Variance to put up a billboard in an AG Zone. The Billboard will have standard LED digital lighting and will be adjacent to the NJTP. At this time they have received a permit from the Department of Transportation and Engineer plans which have been completed. The billboard is 14 x 48 and is 2 sided facing the Turnpike.

Ms. Specca stated that the subdivision that is being proposed will make both lots conforming. The applicant is asking to subdivide 1.7 acres off of the original lot which is a little more than 10% and therefore they also need a bulk variance. Mr. English stated that this is needed so that there is a straight line for the ease of the survey. Agricultural will be the principle use and the Billboard will be the second principle use. A bulk variance is also needed for the rear yard setback, Mr. English stated that he was told by the DOT that the billboard has to be set back 50 feet. Exhibit A – Outdoor Advertising Permit issued by DOT was marked. In regard to the tree line, Mr. English testified that the only trees that will be trimmed will be right in front of the billboard facing the

turnpike, he will also reforest anything that is removed. The electric to the sign will be an underground trench. Chairman Panfili's concern is the detriment to the residents in the PVD zone. Mr. English testified that they do not need an access road all maintenance is done electronically and little to no trees will be removed, they will only need to be trimmed. The equipment to install the billboard is brought through the property on ATV's and assembled on sight. The base is 3 ft. in diameter and the height is 100 ft. from ground level to the top of the sign. Exhibit B – Photo of proposed structure of billboard was marked.

Mr. McMahon stated that he believes this is a good spot because it does not create noise, no lighting impact and the lot cannot be farmed. Chairman Panfili suggested the applicant carry the application and have more information specifically the height, an exhibit on what the sign will look like, exactly how many trees will be trimmed, etc.

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

The applicant requested the application be carried to the June 19th meeting with not further notice required.

The board had a short discussion on all the issues they would like Mr. English to address at the June 19, 2018 meeting. The board requested that a balloon text be done prior to the next meeting.

A motion was made by Mr. Spence second by Mr. McMahon to carry the application to the June 19, 2018 meeting without re notice. A roll call vote was taken:

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

Mr. Heinold informed Mr. English that he may want to look into his notice due to there being bulk variances and use variances that were not originally noticed for.

DISCUSSION

PVD Zone Architectural Standards

Mr. McMahon stated that resident put in for zoning request, the application met all the zoning requirements however it could not be approved until an architectural review was done to make sure it meets those requirements. He would like to propose that a formal application be prepared and that a \$100 flat fee be charged to the home owner to pay for the Township Planners time. The board discussed a couple of suggestions, one being sending a letter to all PVD residents with the Architectural Standards, another would be require all contractors obtain a permit with the Township and they would be given the standards. They then would have to register every year so that they could be updated on any standards. The contractor would then be responsible not the home owner. Mr. Heinold will put the language together for next month's meeting.

CORRESPONDENCE

None

ITEMS NOT ON THE AGENDA

None

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 8:28 PM.

Respectfully submitted,

Aggie Napoleon, Secretary