

CHESTERFIELD TOWNSHIP PLANNING BOARD

October 16, 2018

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

Roll call was taken showing present: Brian Kelly; F. Gerry Spence; Michael Russo; Jerry Hlubik; Chris Markley; Rita Romeu; Glenn McMahon; Denise Koetas-Dale; Jon Davis; Garry Pollack. Absent: Lido Panfili. Professional staff present: Doug Heinold Solicitor; Lisa Specca, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Ms. Romeu and Ms. Koetas-Dale for Use Variance applications – Leader at Chesterfield LLC and The English Group.

OATHS

Jon Davis was appointed as 1st Alternate, Unexpired Term

Gary Pollack was appointed as 2nd Alternate, Unexpired Term

June 19, 2018 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Hlubik to approve the June 19, 2018 Regular minutes. All were in favor with the exception of Ms. Koetas-Dale, Mr. Davis and Mr. Pollack who abstained. Motion carried.

RESOLUTIONS

2018-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING SIDEYARD SETBACK VARIANCE APPROVAL TO BRETT VANSIVER FOR PROPERTY AT BLOCK 204, LOT 18.02 AT 88 BORDENTOWN-CHESTERFIELD ROAD.

A motion was made by Mr. Spence, seconded by Mr. McMahon to approve Resolution 2018-10. All were in favor with the exception of Ms. Koetas-Dale; Mr. Davis and Mr. Pollack who abstained, motion carried.

2018-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING DRIVEWAY WIDTH VARIANCE APPROVAL TO CHAD AND CAROLYN PLOTKIN FOR PROPERTY AT BLOCK 107.06, LOT 2 AT 102 ADELPHIA DRIVE.

A motion was made by Mr. Spence, seconded by Mr. Russo to approve Resolution 2018-11. All were in favor with the exception of Ms. Koetas-Dale; Mr. Davis and Mr. Pollack who abstained, motion carried.

2018-12 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD CONFIRMING ARCHITECTURAL APPROVAL FOR TRADITIONS DEVELOPMENT - 78 APPLGATE WAY -

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution 2018-12. All were in favor with the exception of Mr. Davis and Mr. Pollack who abstained, motion carried.

APPLICATION FOR ACTION

The English Group Block 108, Lot 2.01, 182 Bordentown-Crosswicks Rd, Use & Bulk Variance/Minor Site Plan.

Mr. Heinold received a letter from the applicant's attorney requesting to be carried until the November 20, 2018 meeting.

A motion was made by Mr. Spence second by Mr. Hlubik to carry the application until November 202018. All were in favor, motion carried.

Leader at Chesterfield, LLC Block 1102, Lot 21.02, 254 Sykesville Rd., Use Variance and Minor Site Plan.

Ms. Linda Osman, Attorney for the Applicant; Mr. Adnan Dagli, Owner; Mr. Michael Avila, Engineer and Planner were sworn.

Mr. Dagli stated that he has experience in meat processing. He and his family are 7th generation with doing this type of business. They currently have 2 wholesale stores in New York and a farm in Altoona, PA. The operation is on 7 acres and has the same size well and septic as the site in Chesterfield. The processing of the animals will be inside the building and they will be able to use it as is. They will be processing Cattle, Sheep and Goats. The site is set back from the neighbors. He believes the public will benefit from this business and he will be hiring local residents, approximately 10 people. He will use local companies to conduct his business. There will be no noise or smell and no burning or outside storage. He has never had complaints from neighbors in PA. He makes sure everything is clean and always has FDA approval. The site will be a processing and warehousing facility. At the beginning they will only be processing by bringing the carcass meat from PA. Eventually the slaughtering and processing will be on site. Before he can slaughter on site he has to fix the cooler and then get the USDA approval of the cooler. Once the facility is able to slaughter animals on site they will process approx. 60 Lamb and 10 Beef daily with a 24 hours turnaround. The operation will be 5 days a week Monday-Friday from 6am till 2:30pm. On occasion the times could vary due to where the trucks carrying the animals are coming from. When it's fully operating they will have 2 trucks per day, either tractor trailers or box trucks daily. As his business grows the maximum number of animals will be 150-200 Lambs and 15 Beef. This however will take a couple of years once they establish new customers. The facility can only be open during USDA hours. There will be an office for a USDA employee to be on site during these hours. A monthly report has to be submitted to the USDA. When the animals are unloaded from the truck they are kept in an existing spot inside until they are slaughtered. The USDA checks for everything from how the animals are held to how they are slaughtered to how they are processed. When the animals are slaughtered the meat is separated from the waste. The animal parts are kept in separate barrels which are refrigerated and the liquid waste is kept in septic tank. Valley Protein is the company they use in PA and they will be removing the animal parts. The USDA Supervisor follows the sanitation standards performance guidelines. They must follow the food safety inspection as well. There are 2 septic tanks on the property a 2,000 gal tank for human waste and a 4,000 gal tank for the animal waste. The animal waste will be dispose

of daily by a separate company. The tanks passed inspection by Don E. Miller Septic, however they need to seek county approval of the size of the human tank. They will use a maximum of 1,000 gallons of water from the well on site per day. They have permits from the Township for electric.

They are also seeking a variance for a 8 foot by 32 sq. feet sign. Local farmers can bring their livestock there for processing. They are unable to take hunters animals due to USDA regulations.

Mr. Avila presented Exhibit A-1, Color aerial view of the property. The property is Agricultural Zone, approx. 14.17 acres flag pole lot with a 2.1 acre stem. Surrounded by 69 acre preserved farm. The improvements on the existing site is on 1.7 acres, 9 acres remain wooded and grass areas. The applicant is seeking a use variance for permission to have a slaughter house which is not a permitted use and a bulk variance for lot coverage for improving the driveway and for a sign at the entrance. They would like to have 1.5 acres to hold livestock and will have new fencing. A site triangle plan has been prepared improving the driveway to have pull off areas. Due to the abandonment the driveway it needs improvements which will be maintained by the applicant. They will be using the existing structure just reusing what is already there. The positive criteria is the it will benefit the community and general welfare by using the existing structure, providing new jobs opportunities promoting local businesses by using them for repairs and its in a good location. Making repairs to the existing structure is recycling which would be better than tearing it down and sending the materials to landfills. In regard to negative criteria, this application would not be changing the Agricultural or farming, there is no noise or smell and there will be limited traffic, the hours of operation will not cause problems. In regard to the two variances, the lot coverage he believes by improving and widening the driveway is for safety. The 8 x 4 sign is for display to let people know where they are.

Ms. Specca asked for clarification as to how the animals would go from the pen to the building. Ms. Osman stated that the truck would back up to the building and the animals are taken off the truck and into the building they are not put in a pen. In regard to the inspection of the underground concrete holding tank. Ms. Osman stated that the structure was inspected and approved. The USDA will make sure it is in compliance with regulations. Ms. Specca asked for documentation, Ms. Osman agreed as part of the condition of approval. Mr. Avali stated that the County Health Department has jurisdiction over the human tank, well and septic and the USDA would have jurisdiction regarding the animal waste. As a condition of approval Ms. Osman will provide a letter to the Planning Board from the Burlington County Health Board stating the all requirements have been met. The animal waste tank has an alarm which notifies the company that will be coming to pump it out, this usually happens twice a week. If they tank fills faster they will come out more often. The product will be taken out by tractor trailer, there is no pick up service on at the site. Ms. Specca asked about the impervious coverage and the run off. Mr. Avali testified that there is no new run off they are only fixing the driveway from years of erosion. An application to the Burling County Soil Conservation has been made regarding the regulations for the stone driveway. Mr. Spence asked how big was the area the animals would be kept in? Ms. Osman stated that the USDA has regulations on how many animals can be maintained in a certain square footage. The supervisor on site will determine how many animals can be at one spot.

The Environmental Commission wrote a memo with some comments:

- (1) The historic open lagoons that were used be the previous pork packing facilities. Mr. Avali stated that he walked the property and there are no signs of lagoons. The owner is also not aware of any.
- (2) If at the other facility in Altoona if there were any problems, the applicant previously stated there are not.
- (3) A Stormwater Management Plan, Mr. Avali stated they are not required to provide it because they don't meet the threshold of a major development.
- (4) They would like the areas of Freshwater wetlands and transition

areas need to be located. Mr. Avali would like a waiver they are only going over what is already developed. (5) An issue may be with truck traffic at the intersection of Rt 545 and Sykesville Rd. and they would like to have no Jake brake signage. Mr. Avali will bring that up to the County Board Engineer. Regarding the freshwater wetland and transition, Ms. Osman stated that the Township did an environmental study when they purchased the land. As a condition of approval the Board Engineer will state to that he is satisfied with the Environmental Impact Statement that was done by the Township. Mr. Kelly asked if they will be able to generate enough water from the current well, Mr. Avail stated that they may need to have multiple wells, but it's unknown at this time.

Vice Chairman Kelly opened the meeting for public comment

James Durr, 279 Sykesville Road is a neighbor to Mr. Dagli and he welcomed him to the community. He is not against the use it is in a remote location, his concern is the amount of waste water it will daily produce. In the past there were lagoons to the East of the property and when there was a problem with overflow they used irrigation pumps, when that didn't fix the issue they dug 5 ft. berm around the property when that didn't work DEP got involved and they had to cease and dismiss all slaughtering. Waste water was a huge issue. He expressed concern regarding trailer loads of goats being delivered and being held on site in a pasture. He believes it will be an asset to the community however he would just like his concerns addressed.

Ms. Osman responded with there is a difference in the amount of livestock much less than then when it was 1500 pigs the testimony was at maximum would be 200 lamb and 50 beef therefore the water waste is less. USDA is present and will oversee all conditions and if not met then the business is shut down. In regard to the goats, they are on an adjacent private property which is next door to the site and they have the right to have animals.

Mr. Kelly asked about the size of the waste tank. Ms. Osman stated that there is an alarm system on the tank which not only alarms the owner but also the removal company.

Mr. Heinold stated that if the company would like to expand the number of animals as a condition of approval they would have to come back before the board with another Use Variance. Ms. Osman agreed.

Mr. Durr expressed his concern with the driveway and stated that for years it notoriously washes out. Mr. Avila stated that part of this proposal is to regrade the driveway concentrating on the entrance.

Hearing no further public comment, the public portion was closed.

Mr. Hlubik asked when does the USDA get involved? Mr. Dali testified that an application is made to the USDA and work can not start until they receive approval.

In regard to Mr. Hirsh's review letter Mr. McMahon asked the applicant to address the comments. Exhibit A-2 was marked as the Deed which indicates the easement. Mr. Avila stated that the lighted poles along the driveway will have new fixtures put in. They will agree to a light function test. They will make sure the site triangle information is on the plan. In regard to grading, they will only be fixing portions and for the entrance there will be a 1 and 15th grade. They will agree to put 8 inches of grading in the portion which will be fixed but they will not be stoning the whole driveway. They will provide a handicap ramp. The applicant agreed to work with Mr. Hirsh on the driveway grading. In regard to parking spaces, the applicant testified that only 10 spaces are needed. Mr. Avila stated that as is they could add more spaces without paving. As a condition the applicant would have to come back to the board if more paving is needed. Mr. Hirsh's letter indicates that the Fire Official should review the plans. Mr. Avila stated that they have a

vehicle access plan

A motion was made by Mr. McMahon second by Mr. Hlubik to approve the Use Variance with conditions as stated. A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Mr. Davis-yes;. All were in favor, motion carried.

A motion was made by Mr. Spence second by Mr. Russo to approve the Bulk Variance. A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Mr. Davis-yes;. All were in favor, motion carried.

A motion was made by Mr. Spence second by Mr. McMahon to approve the Minor Site Plan. A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Russo-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. McMahon-yes; Mr. Davis-yes;. All were in favor, motion carried.

CORRESPONDENCE

Letter from HPC regarding Architectural Approval fro Mr. Schoelkopf

Mr. Davis and Ms. Koetas-Dale are members of the HPC. Mr. Davis stated that even though they don't approve of vinyl siding in the Historic Village Mr. Schoelkopf had 90% of the home completed. He was unaware that he needed to make an application to the HPC. They gave the approval as is because of all the work that had already been done. Permits are not required for siding or roofing. Therefore the construction office is unaware of the work being done. Ms. Koetas-Dale stated that all the residents in the historic district were notified that any changes to the exterior of the home had to come before the HPC. She suggested we put on the next agenda to discuss having contractors get permits and if the rules are not followed they will be fined. Mr. Heinold will draft an ordinance to the next meeting. Mr. McMahon will get a list of contractors to the HPC. The board had a short discussion on different ways to be notified if work is being done.

DISCUSSION

None

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC COMMENT

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

ADJOURNMENT

A motion was made by Mr. McMahon seconded by Mr. Russo to adjourn. All were in favor, meeting adjourned at 10:23 PM.

Respectfully submitted,
Aggie Napoleon, Secretary