

November 20, 2018 Planning Board minutes

Meeting called to order by Chairman Panfili @ 7 PM
Open Public meetings Act statement read & compliance noted

Roll call: present - Brian Kelly; F. Gerry Spence; Chris Markley; Rita Romeu; Glenn McMahon; Denise Koetas-Dale; Chairman Panfili; Jon Davis and Gary Pollack.

Absent – Michael Russo and Gerard Hlubik

Professional staff present: Doug Heinold, Solicitor; Joseph Hirsh, Engineer; Lisa Specca, Planner.

Ms. Romeu and Ms. Koetas-Dale recused themselves for the vote regarding the Use Variance application.

Minutes – A motion was made by Mr. Spence, seconded by Mr. Markley to stay the October 16, 2018 Regular Meeting Minutes until the December Board meeting. All were in favor

Resolution 2018 – 13 was approved with the following modification: Page 4, item #4, the words “to no” were removed from the sentence. Motion by Mr. Spence, seconded by Mr. Pollack. All in favor with the exception of Ms. Romeu and Ms. Koetas-Dale who abstained.

Applications for Action:

Donald H. Chambers, II Block 103 Lot 19. 137 Hogback Road, Bulk Variance

Mr. Donald Chambers, owner of the property was sworn in. Mr. Chambers testified that he was seeking a bulk variance for a side setback to build a 60 x 40 Pole barn. Because the site is located on two street corners, the property has two fronts. The owner has agreed to comply with the Engineers letter dated October 22, 2018. The pole barn will be for residential use only. The owner also must apply for a new driveway access.

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

A motion was made by Mr. Spence, seconded by Mr. Kelly to approve the application. Roll call:

Mr. Kelly – yes; Mr. Spence – yes; Mr. Markley – yes; Ms. Romeu – yes; Mr. McMahon – yes; Ms. Koetas-Dale – yes; Chairman Panfili – yes; Mr. Davis – yes; Mr. Pollack – yes. All were in favor, motion carried.

Crosswicks Forge, LLC 5 Crosswicks-Chesterfield Rd Block 302 Lot 1 – HPC Application

Approval for Historic Commission Application. Motion by Mr. Spence, second by Ms. Koetas-Dale. All in favor – 9 ayes – all in favor, motion carried.

Matthew Lynch 517 Ward Ave., Block 107 Lot 12 – HPC Application

Approval for Historic Commission Application. Motion by Mr. Spence, second by Mr. Kelly. All in favor – 9 ayes – all in favor, motion carried.

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

M. James Maley, Jr., Attorney for The English group introduced Kevin Donovan, who was sworn in. Mr. Donovan gave a brief description of the proposed Billboard project.

Peter Tantara, project engineer, was sworn in and gave testimony to the description of the structure as well as:

1. The 4 variances associated with the application (exhibit A1).
2. The balloon test and results (exhibit A2)
3. Brightness of the Board (exhibit A3)
4. Trimming of trees & tree maintenance (exhibit A4)

Brian Kelly questioned the testimony with regards to the brightness and sound. He was also concerned about the removal of too many trees. Responses given by the engineer were that there was little or no sound and the brightness would have minimal or no effect on the surrounding areas.

Chairman Panfili asked about the application to DEP concerning wetlands. Mr. Tantara responded that the application is currently under review by DEP.

Tiffany Morrissey was sworn in as the Planner for applicant. Ms. Morrissey testified on the positive and negative criteria of the D and Bulk variances.

Township Planner Lisa Specca commented on the Ms. Morrissey's testimony and submitted examples of the balloon test (exhibit B-1 and B-2). Ms. Specca also stated that the subdivision requested for the lot brings the existing neighbor's site up to lot standard for the AG zone.

Mr. Spence asked if the roadway could be altered to avoid direct view of the site from the roadway. Applicant agreed to this.

Chairman Panfili requested that an agreement for replacing 1 tree for 1 removed be added to the agreement. Applicant stated they would review and work with our Engineer to comply.

Chairman Panfili opened the meeting up to the public comment. Frank Herdt testified on the site, which is owned by his parents.

Chairman Panfili closed the public portion.

Mr. Heinold gave a brief synopsis of what the Board will be voting on and said the Board could vote on both the bulk and use variance as one application. Both Ms. Romeu and Ms. Koetas-Dale were recused. A motion was made by Mr. Spence second by Mr. Markley to approve the application. A roll call vote was taken.

Mr. Kelly – no; Mr. Spence – yes; Mr. Markley – yes; Mr. McMahon – yes; Chairman Panfili – yes; Mr. Davis – yes; Mr. Pollack – yes. Motion carried 6-1.

DISCUSSION

Ordinance 2018-23 "To revise use regulations in order to address child care uses" To confirm it complies with the Master Plan.

Reviewed by Board – All were in favor of the revision with the exception of Ms. Romeu and Ms. Koetas-Dale who abstained.

Ordinance - To Create Chapter 96 Governing "Contractor Registration" – Reviewed by the Board - all were favor of sending it to the Township Committee for review.

Frank Ippolito – Concept Plan – Mr. Ippolito discussed the idea of a subdivision off of Sykesville Road. Chairman Panfili informed Mr. Ippolito the difficulty of having a subdivision in an AG zone and the likelihood of getting enough affirmative votes would be a challenge.

There were no items not on the Agenda to be discussed.

No public comment

Meeting adjourned 9:45 PM (approx.) Motion by Mr. Spence, Second by Mr. Markley

Respectfully Submitted

Glenn P. McMahon, Secretary Pro Tem