

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**September 20, 2022**

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

Roll call was taken showing present: Aparna Shah; Gary Pollack; Gerard Hlubik; Peter Brittain; Michael Nei; Glenn McMahon; Belinda Blazic; Jeremy Liedtka; Jamie Hart. Absent: F. Gerry Spence; Matthew Harned. Professional staff present: Doug Heinold, Solicitor; Joe Hirsch, Engineer; Chris Dochney, Planner

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

None

### **MINUTES**

#### August 16, 2022 Regular Minutes

A motion was made by Mr. Pollack seconded by Ms. Blazic to approve the August 16, 2022 Regular minutes. All were in favor with the exception of Mr. Liedtka; Mr. Brittain and Mr. Spence who abstained. Motion carried.

### **RESOLUTIONS**

2022-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING EXTENSION TO MAJOR SUBDIVISION APPROVAL WITH VARIANCES TO 118BC, LLC, BLOCK 107.04. LOT 8.02 (118 BORDENTOWN-CROSSWICKS RD)

A motion was made by Mr. Pollack, seconded by Mr. McMahon to approve Resolution 2022-08. All were in favor with the exception of Mr. Brittain; Mr. Liedtka and Mr. Spence who abstained. Motion carried.

### **HPC APPLICATION FOR ACTION**

David Freeman & Amanda Moley – 22 Chesterfield-Crosswicks Rd., Block 202 Lot 57  
Install 6' fence

Bob Forwood, Vic-Chair of HPC went over the review letter from the HPC:

The HPC recommends the fence be wood for all of the front sections and the vinyl for the sides and the rear.

Mr. Freeman was sworn. He agrees with the HPC that 23 foot section to the right of his property that would be wood.

A motion was made by Mr. Hlubik second by Mr. Liedtka to approve the application with the HPC recommendations. A roll call vote was taken:

Mr. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Liedtka-yes; Ms. Hart-yes. Motion carried.

Joanne Elliot – 30 Church St., Block 106, Lot 16.0 – New Construction

Mr. Forwood went over the review letter from the HPC:

The HPC recommends Anderson 200 series windows at a 2 over 2 sash arrangement for all the windows. Also window pane muntins not be buried in the window glass but extended beyond the window surface nor be of snap-on grill construction. In regard to the siding the HPC recommends the three sides that will be viewed by the public be hardy plank

Ms. Elliot was sworn. She produced Exhibit E-1, pictures of surrounding homes with grids between the glass. She stated that two sides are noticeable to the public coming from Hamilton she is proposing renovation siding from CertainTeed on the other two sides. Exhibit E-2 pictures of shrubs on the side coming down hill.

Mr. McMahon stated that she could use any siding on the back side of the home but feels Hardy Plank should be on 3 sides as suggested by HPC.

A motion was made by Mr. Liedtka second by Mr. Nei to approve the application with the HPC recommendations and that the applicant can use any type of material on the back side of the home. A roll call vote was taken:

Mr. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Liedtka-yes; Ms. Hart-yes. Motion carried.

## **APPLICATIONS FOR ACTION**

Fellowship CrossPoint Church – 187 Crosswicks-Chesterfield Rd., Block 502, Lot 17. Preliminary & Final Site Plan with Waivers.

Mr. Peter Chacanas, Esq. the attorney for the applicant stated that the applicant is seeking a Preliminary and Final Site Plan and bulk variances to construct a 2,997 sq. ft. addition to be used as three class rooms and a nursery and a 1,702 sq. ft. addition to be used as office space. They are not changing the use. They are seeking a 23.9 foot side yard setback where 50 feet is required. There is already a 23.9 foot setback, the proposed setback would be in line with the existing building.

Pastor Brandon Coughlin, Matthew Wilder, Engineer; Todd Phillippi, Architect; Samuel Kreeps were sworn.

Pastor Coughlin stated that they merged with ShadyRest Church in 2020 and since then the congregation has doubled in size. The desire to expand is to meet the needs of the congregation to by adding class rooms and propose an office space. Currently the office space is in a storage building with not enough space.

Matthew Wilder, Engineer submitted Exhibit A-1, Arial View dated July 20, 2022. The additions have been overlaid onto the areal to show the proposal. They are not proposing any modifications to the off street parking, there are 80 existing parking spaces which will remain. The building capacity is 220 seats and with 80 parking spaces that will cover 240 seats. They are 4 ADA spaces which is compliant. There will be doors on each addition which both will face the parking lot. Only grass will be removed to construct the additions, all existing vegetation will remain along the property line. In regard to drainage they are proposing concrete splash pads on the east and west side of the building, no storm water run will affect the surrounding neighbors. They are proposing 3 wall pad lights which will not be facing the adjacent resident's properties. Exhibit A-2 partial existing conditions plan dated March 11, 2022 which shows the throat of the driveway to be 60 ft. the site triangles are clear.

Todd Phillippi, Architect submitted Exhibit A-3, floor plan of proposal. He testified that the proposed additional class rooms are for the children to go into which doesn't change the capacity to increase parking. Exhibit A-4, existing view of the front and side of the building. Exhibit A-5, the proposed additions which will have a stone base, a wood look on the exterior and a dimensional shingle roof. Exhibit A-6, remodeled front entry way.

The proposed to remove the current steeple and replace with a cupola. A storage utility

area is proposed in the basement which will be under the proposed office space. They are looking into bringing in public water service and proposing to put in a fire protection sprinkler system in the entire building.

Mr. Hirsh asked about the existing septic system. Mr. Wilder stated there are no know issues and the proposal doesn't affect the septic system because they are not increasing the demand and they are proposing to keep the current system.

Mr. McMahan stated that the Burlington County Health Department would need to approve to which Mr. Wilder agreed to get all outside agencies approvals.

Mr. Dochney would like to see the landscaping plan that was on the original plan put into place, Mr. Wilder agreed to coordinate with the Township Planner to make sure the original landscape plan is installed.

A motion was made by Mr. Liedtka second by Mr. Hlubik to open the meeting for public comment. All in favor, motion carried.

Mr. Robert Bruch, 193 Chesterfield-Crosswicks Rd. he is the adjacent land owner. He gave a little history of the mansion. He has no objection to the expansion however the tree buffer is actually on his property. He feels there is a need for additional parking in the future because of the expansion would bring new members. He stated the CrossPoint maintains the property very well.

Hearing no further comment, a motion was made by Mr. Liedtak second by Mr. Pollack to close public comment. All in favor, motion carried.

Mr. Chacantias stated that the applicant would be willing to come back to the board if the congregation grows and requires more parking. Pastor Coughlin stated that the volunteers park on the grass because during the changing of services they make sure everyone gets in and out safely.

A motion was made by Mr. Liedtka second by Mr. Pollack to approve the application. A roll call vote was taken:

Mr. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahan-yes; Ms. Blazic-yes; Mr. Liedtka-yes; Ms. Hart-yes. Motion carried.

David & Colleen Gallina -570 Chesterfield-Arneytown Rd., Block 1002, Lot 3, Bulk Variance.

Mrs. Gallina was sworn, she testified that their garage was on the other side of their property and Farm Land Preservation did a survey which showed the garage to be on preserved property. They moved the garage to the other side of the property because the back is also preserved land.

Mr. Hirsh stated that the garage has already been moved and the front yard setback is 37.79' where 60' is required, and the principle building setback is 20' where a minimum of 10' is required.

Mrs. Gallina stated that her hardship is there is no other place it can be put. Mr. McMahan asked if bushes and trees could be planted to create a hedgerow so the garage could be blocked from road way public view. The applicant agreed to plant a hedgerow.

Mr. McMahan stated the applicant has submitted permits for the electric and the fine has been reduced to 10% because the applicant has complied.

A motion was made by Mr. Hlubik second by Ms. Blazic to open for public comment. All were in favor, motion carried.

Hearing none a motion was made by Mr. Liedtka second by Ms. Blazic to close public comment. All were in favor, motion carried.

A motion was made by Mr. Liedtak second by Mr. McMahon to approve the application with the condition a hedgerow will be planted. A roll call vote was taken:  
Mr. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Liedtka-yes; Ms. Hart-yes. Motion carried.

## **CORRESPONDENCE**

Memo from Environmental Commission regarding replacement of trees and shrubs.

A motion was made by Mr. Hlubik second by Ms. Blazic to adjourn for 10 minutes at 8:24pm. All were in favor, motion carried.

A motion was made by Mr. Liedtka second by Mr. Hlubik to reconvene the meeting at 8:35pm

## **REFERRAL**

Referral of Ordinance 2022-15, Redevelopment Plan-Old York Country Club. Letter from Christopher Dochney, Township Planner.

Mr. Dochney stated the Township Committee introduce the ordinance on September 8<sup>th</sup> he has reviewed the ordinance and he gave an overview of his report that was written on September 9, 2022. Mr. Dochney's general finding is that the Ordinance is not inconsistent with the Master Plan.

A motion was made by Mr. Liedtka second by Ms. Blazic to open for public comment. All in favor, motion carried.

Mr. Eric Goldberg, Attorney for Save Old York ask Carlos Rodriquez a Professional Planner to speak. Mr. Rodriquez disagrees with Mr. Dochney's findings regarding the redevelopment Old York Country and that it is in fact not consistent with the Master Plan. He feels that if the land use is going to be changed it should be referred back to Agriculture.

Mr. Richard Hoff, Attorney for Active Acquisitions asked the board to make their decision based on what they Township Professional advises.

April Sette – 102 Bordentown-Georgetown Rd. She is frustrated with so many warehouses going up and she can't hasn't gotten answers from the Township Committee as to traffic impact and water impact etc. She asked the board to look at the Master Plan for what it speaks and it is the future of Chesterfield.

Sherry Dudas-258 Ellisdale Road. She is a farmer and a former State Ag Development Committee and she spent a lot of time persevering farm land in Chesterfield. She stated that having developed vs. undeveloped farm land is a dangerous territory. She stated more work needs to be done and recommends the board go through the Master Plan laws as opposed to the State laws.

Mike Mazzoni-2 Orchard Drive. He stated that there are people that didn't know there was a golf course there and if we continue this path people will know what is going to be there. He disagrees that this redevelopment is not consistent with the Master Plan.

Agnes Marsela-42 Cromwell Drive. She agrees that it is not consistent with the Master Plan. She also disagrees that golf courses are decreasing according to google there are

many in the United States. She asked if a pole was taken to determine the community's desire for the redevelopment scenario. She stated that the State is in the process of releasing new guidelines and suggested the board attend the round table and ask questions.

John Green-109 Bordentown-Georgetown Rd. He is concerned with the rural character; warehouses are taking away the rural character. Not enough berms to hide the warehouse the lighting may be an issue along with the traffic and he is concerned about the quality of life due to the noise from the trucks.

Jacqueline Guthery-452 Main St. She stated that there is no way to preserve the historic district homes with the traffic the warehouse will cause due to the increase in traffic.

Stacy Verdino-104 Bordentown-Georgetown Rd. She stated that the people that put the Master Plan together and what that means to the town. She asked the board to think about what they were thinking when the plan was written.

Bret Anderson-62 Brookdale Way. He stated that Mr. Rodriguez was hired by Save Old York, he is there to represent many residents with concerns. He suggested that this issue be reviewed through a Master Plan Rexam and not a Redevelopment Plan. He stated that there are many things the report listed which are not consistent with the Master Plan and it should remain an Agricultural Zone.

Amanda Layendecker-106 Bordentown-Georgetown Rd. She stated that Old York Country Club is in her backyard. The redevelopment plan is not constant with the Master Plan or the town her family fell in love with.

Lauren D'Amato- 73 Harker Road. She is very disappointed to see all the open space being covered with asphalt and concrete in a town she grew up in. Chesterfields Master Plans primary goal is to promoted agriculture preserving the rural character.

Glenn Layendecker-106 Bordentown-Georgetown Road. He is concerned with traffic and that the whole town will be effected and asked the board to consider all the information that has been presented.

Lorrie Thier-40 Foulkes Lane. She stated that in 2020 when the Planning Board sent a letter to the Township regarding the rehabilitation that criteria one was not met. She asked the board to consider all the comments from the residents tonight and how it is not consistent with the Master Plan. A lot of time and effort went into the Master Plan and the board should base the decision on what is consistent with the Master Plan.

Hearing no further comment, a motion was made by Mr. Liedtak second by Mr. McMahan to close public comment.

A motion was made by Mr. Liedtka second by Ms. Blazic based on the Professionals presentation that the Ordinance is not inconstant with the Master Plan and refer it back to the Township Committee. A roll call vote was taken:

Mr. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-no; Mr. Brittain-no; Mr. Nei-yes; Mr. McMahan-yes; Ms. Blazic-yes; Mr. Liedtka-yes; Ms. Hart-yes. Motion carried.

A motion was made by Mr. McMahan second by Ms. Blazic to take a 5 min. break at 9:53. All in favor, motion carried.

A motion was made by Ms. Blazic second by Mr. Hlubik to reconvene the meeting at 10:00. All in favor, motion carried.

## **PUBLIC HEARING**

Laura Furey Bruder gave a presentation regarding the Areas in Need of Redevelopment including Block 103, Lot 22; Block 104, Lots 2, 3, 4 & 5; Block 105, Lots 1 & 2.01; Block 300, Lot 12; Block 301, Lot 10; Block 660, Lots 15, 16.02 and a portion of 14.03.

A motion was made by Mr. McMahon second by Mr. Nei to recommend to the Township Committee the areas covered under the redevelopment report be designated as areas in need of redevelopment with specification that it not be for non-condemnation.

A roll call vote was taken:

Mr. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Liedtka-yes; Ms. Hart-yes. Motion carried

## **INVITATION FOR PUBLIC TO SPEAK**

A motion was made by Mr. Liedtka second by Ms. Blazic to open the meeting for public comment.

Brett Anderson – 62 Brookdale Way. Expressed his concern with the questions to the applicants regarding parking and comments from residents regarding the window types in the historic district but no questions regarding the in constancy with the Master Plan that were expressed to the board. He expressed his disappointed that more questions were not raised regarding the redevelopment.

Hearing no further public comment, a motion was made by Mr. Liedtka second by Mr. McMahon to closed public comment.

## **ADJOURNMENT**

A motion was made by Mr. McMahon seconded by Mr. Nei to adjourn. All were in favor, meeting adjourned at 10:34PM.

Respectfully submitted,  
Aggie Napoleon, Secretary