

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 25, 2023

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:06PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Suruchi Batra; Gerard Hlubik; Denise Koetas-Dale; Tom Sahol; Matthew Litt; Michael Nei; Raymond Lumio; Jeffrey Kalokowski and Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

RESOLUTIONS

2023-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD RECOMMENDING THE ADOPTION OF THE 404 WARD AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

A motion was made by Mr. Hlubik, seconded by Mr. Sahol to approve Resolution 2023-05. A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Lumio-yes; Mr. Kalokowski-yes; Mr. Horoszewski-yes. All were in favor. Motion carried.

APPLICATIONS FOR ACTION

AAJ Chesterfield LLC 745 Monmouth Road, Block 1102, Lot 6.02. Minor Site Plan

Mr. Hirsch, Township Engineer was unable to attend the meeting, Mr. Heinold explained the completeness process. Mr. Little the attorney for the applicant stated that the proposal is to convert the residential property into a liquor store. The property is a little over 3 acres; there will be no change to the foot print of the building. All interior changes will be done according to plans approved by Township officials.

Mr. Gary Chang, Engineer and Mr. Jignesh Shah, owner were sworn. Mr. Little stated that the applicant will comply with all the comments and recommendations of the Township Engineers review letter dated April 25, 2023. The wetlands mentioned will not be touched and will be indicated on the plan, the site triangle study will be complied with as a condition of approval.

Mr. Horoszewski pointed out that the door will change and there will be sign on the front. Mr. Little replied that only the façade would change not the footprint. They will comply with the signage according to the Township Ordinance.

Mr. Chang agreed to comply with all conditions and recommendations from the Engineers letter. There are no variances needed and the liquor store is a permitted use. The wetlands are approx. 200 feet away and will not intrude with the facility therefore there is no need for DEP approval. The wetlands will be shown on the updated plan.

Mr. Shah stated that he will comply with the Townships code of operating hours. There will be no more than 5 employees on site. There will be a lottery machine and they will also have a small selection of snack food. Trash and Recycling will comply with Township requirements. All deliveries will be through distributors weekly, they will be

coming straight in and unloading onto a hand truck to bring the products to the back. Electric vehicle parking will be provided. A very small portion of the property that will not be disturb is in Springfield Township however they seek any approvals that are necessary. Mr. Chang will provide a turn radius for the trash and recycle trucks on the updated plan. There is no curbing on the East and West side, the applicant is proposing wheel stops to avoid any run off onto the grass. Exhibit A-1, Plan was marked. A bumper block will be installed east of the trash enclosure. The sidewalk will be widened to the end of the parking lot. The curbing along the parking lot will be added to the plan. Regarding the sidewalk on the west side, Mr. Nei suggested it be continued from the Wawa as a safety concern. Mr. Little stated that they have an application before the County which should be heard in May regarding extending the sidewalk. A site triangle will be provided. They will comply with ADA requirements. Mr. Horoszewski stated that to comply with ADA there needs to be a 32 inch clearance on the door. The basement will be used for storage, all interior improvements will be approved by Township Officials. The detached garage and shed will not be part of the operation, Mr. Horoszewski suggested removing the fire pit and gazebo, Mr. Shah will comply. Mr. Shah stated that the bushes will be removed to the west of the proposed entrance so a sign can go there. Mr. Heinold stated that a visit with Mr. Hirsh regarding the clearance will be a condition of approval. Mr. Horoszewski suggested a hammerhead driveway so that when approaching the trash dumpster will be on the extreme right. There then would be less tree removal, it will also provide more sheet flow. The building would also be more attractable, Mr. Shah agreed. All County requirements will be complied with and will be a condition of approval. The seller has received certification of approval for the septic system. The applicant will comply with all Fire Marshall requirements. Mr. Litt asked about law enforcement, Mr. Heinold stated that it would be enforced as a permitted use. Mr. Heinold will include in the resolution that the police be given a copy of the resolution for any comments they may have. Mr. Little stated all comments regarding details and administrative will be complied with.

Ms. Koetas-Dale stated that if there are changes to the parking lot it would have to have Mr. Hirsh's approval. Mr. Heinold will make a condition of approval that if Mr. Hirsh is not satisfied then the applicant would need to come back before the board. Mr. Horoszewski suggested the LED lighting needs to come down from 10k to 4k, the applicant agreed. Mr. Sahol would like a condition that there be no other occupancy other than the business in any building and that there be no subletting of the accessory buildings to which the applicant agreed. He also expressed concern regarding the turning radius when backing up onto the county Road that may cause a traffic hazard. Mr. Shah stated they have no opening date, they are waiting for all approvals.

A motion was made by Mr. Lumio second by Mr. Litt to open for public comment. Hearing none, a motion was made by Mr. Kalokowski second by Ms. Koetas-Dale to close public comment.

A motion was made by Mr. Litt second by Mr. Lumio to approve the application with the conditions listed in Mr. Hirsh's letter dated April 25, 2023 and also all conditions stated in the meeting. A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Lumio-yes; Mr. Kalokowski-yes; Mr. Horoszewski-yes. All were in favor. Motion carried.

INVITATION FOR PUBLIC TO SPEAK

A motion was made by Mr. Sahol second by Mr. Horoszewski to open the meeting for public comment. Hearing none, a motion was made by Mr. Horoszewski second by Mr. Sahol to close public comment.

ADJOURNMENT

A motion was made by Mr. Nei seconded by Mr. Kalokowski to adjourn. All were in favor, meeting adjourned at 8:06 PM.

Respectfully submitted,
Aggie Napoleon, Secretary