

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 20, 2023

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei 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; Denise Koetas-Dale; Tom Sahol; Matthew Litt; Michael Nei; Jeffrey Kalokowski. Absent: Suruchi Batra; Raymond Lumio and Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Leah Furey-Bruder, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Jeffrey Kolakowski recused himself from the Active Acquisitions OY, LLC application. Gerard Hlubik recused himself from the Kimberly Cattani application.

MINUTES

May 16, 2023 Regular Minutes

A motion was made by Mr. Pollack second by Mr. Sahol to approve the May 16, 2023 minutes. All were in favor, motion carried.

RESOLUTIONS

2023-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING EXTENSION OF MINOR SUBDIVISION AND BULK VARIANCE APPROVAL GRANTED TO PETER & KERRILYNN LYNCH FOR PROPERTY AT BLOCK 202, LOT 63 (34 FRONT STREET)

Mr. Kolakowski stated that the date on the resolution needs to be revised to reflect the date of the Planning Board Meeting was February 4, 2021.

A motion was made by Mr. Kolakowski seconded by Mr. Sahol to approve Resolution 2023-07 with the correction. A roll call vote was taken:

Ms. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

APPLICATIONS FOR ACTION

Kimberly Cattani, 99 Chesterfield-Georgetown Road, Block 901, Lot 14.03, Minor site Plan/Bulk Variance.

Ms. Cattani was sworn. She is seeking approval for a ground mounted solar array to generate electricity for her small farm. The size of the array is 15.33 KW, 771 sq. ft.

Mr. Hirsh stated that there are requirements and one being meadow grass be planted under the array, Ms. Cattani stated the sheep will be under it. The electric capacity must be justified, Ms. Cattani stated it would be under what is totally needed. The array will be approx. 200 ft. from the property line and therefore meets the setback. Ms. Cattani stated the height would be no higher than 10 ft. There is screening on all three sides by sheds and woods. A deed restriction will state that if the solar array is abandoned for 18 months it must be removed, Ms. Cattani agreed.

A motion was made by Mr. Pollack second by Mr. Sahol to open for public comment, all in favor, motion carried. Hearing none, a motion was made by Mr. Kolakowski second

by Ms. Koetas-Dale to closed public comment, all were in favor, motion carried.

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

Ms. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-abstained; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

Mr. Kolakowski left the meeting @ 7:29.

Active Acquisitions OY, LLC 228 Old York Road, Block 701, Lot 2.01, Preliminary and Final Major Site Plan.

Mr. Hoff, Attorney stated that the testimony will be from a Civil Engineer and a Landscape Architect. Exhibits A10 – A18 will be presented and all Exhibits are available during business hours.

Mr. Mark Lescavage, Sr. Project Manager was sworn. Mr. Lescavage presented Exhibit A-10, Aerial at 500 scale, Block 701, Lot 1.02 & 2.01. Frontage is along Old York Road on the west side and frontage on Bordentown-Georgetown Road on the north side. To the north are residents and a farm, to the east is a farm to the south is pavement to the auto auction. In Mansfield Township to the west is a horse farm and an industrial building and warehouse under construction

Exhibit A-11, Ariel at 150 scale, Lot 2.01 is 158 Acres, existing buildings and ponds that are part of the storm water management. Variations of elevations ranging from 70 to 20. The proposed building will be between elevations 40-70. Blacks Creek is a major feature in this site and a contributory that runs through the property to Colliers pond and back to Blacks Creek. Lot 1.02 has a single family dwelling and Colliers pond. The access to both lots is along the boundary of Lot 1.02 off of Old York Road, there is a 30 ft. easement. All existing buildings on Lot 2.01 except the Black House will be demolished. Exhibit A-12, Color Rendering. The proposed building will be 1, 135, 260 sq. ft., which includes 20,000 sq. ft. of office space and the balance is the warehouse. Accessory structure in the front of the property is the Black House which will be used as an office, the waste water treatment building will be at the north east of the property and a water tank required for fire suppression, in the center of the property at the south west end is a small guard shack.

Mr. Lescavage testified that in regard to the bulk standards they are fully compliant with the redevelopment plan: the minimum area coverage required is 100 acres, the combination of both lots is 173 acres which includes the right of way. The maximum impervious coverage is 50% the proposed plan is 30.1%. The maximum building coverage is 20% the proposal is 15.1%. The maximum gross floor area is 1.3 million sq. ft., proposed is 165,000 sq. ft. less. The landscape buffer requirement is compliant at 50 ft. The minimum parking circulation set back required is 50 ft., proposed is 95 ft. The proposed building height is 45.23 ft. The location is required to be 1,000 ft. off Old York Road the proposed location is 1,049 ft. The set back from Bordentown-Georgetown Rd is required to be 1,900 ft. the proposal is 1,958 ft. All other boundaries and setbacks are 200 ft. minimum, proposed is 232 ft. The waste water treatment building will be a 25 ft. x 25 ft structure, painted insulated concrete panel proposed height is 13 ft. The applicant asked that flexibility be allowed to account for mechanical structures so the maximum height could be 20 ft. The setback requirement is 50 ft. the proposal is 222 ft. Placement of the Black House and access is requested to be deferred till the July meeting. The water tank is proposed to be a circular bolted steel painted tank less than 50 ft. in height, 36 ft. in diameter and holds 250,000 gallons which is the requirement for the fire suppression system. The minimum required ft. off Old York Rd. is 750 proposed is 1,517 ft. Any other track boundaries set back 50 ft. is required at the closest point to the

northern property line is 57 ft. The guard shack will be a prefabricated metal booth 4x4 and 9 ft. in height. It will be located at the south west end of the building and will be used for security. Depending on the occupancy they may propose 3 on the opposite corners of the building.

Lot 1.02, will remain a single family dwelling and meets all requirements of the agricultural zone. Access is allowed through that property to the proposed project is delineated as an overlay zone.

Exhibit A-13, enlargement of the proposed access. The only access into the property is off of Old York Road which is a county road. The proposed plan is designed from comments from the County Engineers Office. The applicant is seeking our board comments before submitting to the County. The bridge over Blacks Creek will be replaced and widened by 20 ft. $\frac{1}{2}$ width, 12 ft. each lane and an 8 ft. shoulder in each direction. Proposed is a sidewalk on the applicant side with parapet walls. Off of the bridge the County asked for a 200 ft. deceleration lane which is proposed. The outlet for the common driveway will exit off of the 30 ft. driveway

easement for passenger vehicles only. As per the redevelopment plan there will be a barrier wall to restrict trucks from making a right onto Old York Road. The pavement will be 36 ft. going into the property and will span across to a new bridge. In accordance with the bike plan they have proposed bike lanes in both directions.

Exhibit A-14, Circulation Plan. Shows an interstate semi-tractor trailer 59 ft. long and a fire truck 46 $\frac{1}{2}$ ft. circulation through the property, proposed is a ring road used for all vehicles. The north and south side of the building have loading areas. The road width for trucks is 30 ft. where 36 ft. is the maximum, passenger vehicles will be 2 way at 25 ft. wide. The loading area is 70 ft. wide. There are 2 passenger parking areas with 556 spaces. The applicant agrees to a 30% of banked spaces (undeveloped) until it's known how many are needed. There are 12 ADA spaces at 9x18, 23 electric vehicle ready spaces. Truck loading and trailer parking are separated by a fence on the north and south side from passenger parking. 216 13 $\frac{1}{2}$ x 60 ft. and 255 12x55 ft. loading spaces are proposed. The minimum graded floor elevation is 63 ft. Retaining walls are required one at the entrance drive on both sides for the grade to be maintained with a maximum height of 10 ft. and one at the eastern property line adjacent where the drop off is maximum height of 23 $\frac{1}{2}$ ft. Two retaining walls at the berm area adjacent to the parking lot will be 15 ft. and one along the property line will be 4.8 ft. A small wall off the south east end at 10 ft. maximum. The applicant proposes additional noise barriers in three locations, on the western end will be a sound wall 20 ft. above the existing pavement, a 15 ft. sound wall on the south east side adjacent to the loading area and a 20 ft. sound wall on the north east corner on top of a berm. The applicant will meet all Storm Water requirements. DEP will review that they are in full compliance with all water quality control, ground water control and flood plain rules. A hydrogeological study was done to develop a well to meet the domestic demand of 20,000 gallons per day and they will use the wet pond for irrigation, there will be 3 wells on site. There is an onsite sewer treatment plant, and all utilities will come from Old York Road. The monument sign will be 4 $\frac{1}{2}$ ft. with a 1 $\frac{1}{2}$ ft. stone base and will be 10 ft. off the property line. LED lighting all directed down, 38 poles at 25 ft. mounting height, 42 building fixtures all will be black finish.

Ms. Furey-Bruder stated that the testimony was in compliance with the redevelopment study which was approved by the Township. She suggested having a meeting with the Professionals to discuss options regarding the access, the Black House and the circulation surrounding the site.

Mr. Hirsh asked about the sound study, Mr. Heinold stated that if there is a noise complaint then a study would be done to make sure they are in compliance with the State standards. In regard to the gate house, Mr. Lescavage stated that they are motion censored where the trucks will enter and exit and there are swing gates left open at this time for vehicles. There will be a 6 ft. chain link fence around the water treatment plant.

Chairman Nei asked about the damn on Colliers Pond, Mr. Lescavage stated it is not a listed damn and cannot comment if it is DEP regulated. Chairman Nei asked that this be look into.

Ms. Koetas-Dale asked if the entrance has been approved by DEP, Mr. Lescavage stated that they expect to submit the application in the next few weeks.

Mr. Sahol asked what material the sound wall will be, Mr. Lescavage stated that it is PVC that is put into a steel channel. Mr. Sahol asked the applicant to look into the wet ponds and basins regarding a draft point to which they agreed.

Mr. Pollack asked about the bio pond run off, he was advised that most of the run off is from the roof. Mr. Pollack asked if they would have a separator to catch the run off of salt from the trucks, he was informed that there is a detail plan.

Mr. Hirsh expressed his concern regarding the decel lane, Mr. Hoff stated they would bring that up with the County. The sidewalk will run from on the bridge to the right exit drive. No sidewalk is proposed to go up the property driveway. No left turn lane is proposed. Mr. Hirsh asked that moving the overhead sign be considered.

Chairman Nei pointed out comments from the County review letter regarding the decel lane and also the bike and sidewalk lanes. Mr. Hirsh will get back to the applicant regarding what side the sidewalk should be on.

Mr. Pollack suggested putting some kind of block to stop trucks from making a right out of the driveway. Mr. Hoff stated that curb standards are designed for traffic safety.

Ms. Koetas-Dale asked about a camera, Chairman Nei stated that according to the redevelopment agreement the Township can put a camera on the easement.

Mr. Hoff stated that the original Burlington County application was withdrawn. They submitted a revised drawing of the access that is in concept review with the County. Once the applicant has comments from the Planning Board they will resubmit an application to the County. There is then 30 days before it goes to Land Development Review Committee and then to the County Planning Board.

Mr. Hirsh will submit a comment letter to the applicant before they submit to the County.

Chairman Nei opened the meeting to the public for specific questions to Mr. Lescavage's testimony.

April Sette – 202 Old York Rd. she is the owner of the Collier property. She asked if the sewage facility was DEP approved and will it affect their water. Mr. Lescavage stated that the sewer disposal field is pending DEP approval. According to the hydrogeological study the wells have no adverse effect offsite. The treated plant that is proposed once it goes into the septic field it is drinkable water quality. She asked about hours of operation she was informed that it is tenant driving and could be 24/7. She expressed her concern regarding soil erosion, Mr. Lescavage stated soil plan is pending with the Soil Conservation Service and if there becomes a problem she can contact them directly. Mr. Hoff stated that a preconstruction meeting is set with the Township before work is started to insure inspections are done.

Lorrie Thier – 40 Foulkes Lane asked if an application was made to the Tri County Waste Water Treatment facility to which she was told there is a pending application with Water Quality Management. She asked about the sound wall violations, Mr. Heinold stated that if a complaint is made then a test is done and there are certain decibels standards to determine if there is a violation and if so it will be addressed. She asked about no idling and she was informed that there are signs on site. She was informed that the project will be a distribution warehouse and no air pollution studies will be done. She asked how long the bridge will be out and if there is a plan. Mr. Hoff stated the detour plan will be done

by the county and not sure how long it will out.

Joe Malison – 10 Chesterfield-Georgetown Rd. He stated that he doesn't see anyone walking on Old York Road, he suggested a contribution in lieu of money for a side walk use that money towards providing bike lanes throughout the township. He expressed his concern with the damn on Collier's pond, he suggested investigating the integrity.

Agnes Marsala – 42 Cromwell Drive, asked about the hours of operation of the guard shack the response was whatever the hours of the warehouse are. She asked how close the north east berm is to the tributary, Mr. Lescavage stated it is well away from the flood hazard area. She asked if the applicant is using the new rule regarding the flood plain, the response was that the application is pending using the rules that were already in the books.

Brett Anderson – 62 Brookdale Way he is unclear of the painted lines or does the concrete median extend into the lines in regard to the egress trucks turning left and cars entering the property, Mr. Lescavage stated that there is nothing preventing trucks turning left into the property. The Matrix warehouse has a median preventing trucks from turning left onto Old York Road, he asked if there have been any talks with the property owners regarding how they will redesign their property to facilitate the bridge closing, the answer was no. Mr. Anderson asked if there would be a lunch room in the facility and the response was that it would be up to the tenant. If hazard materials were being stored would there be any requirements to the design changes to the egress to accommodate the type of trucks, Mr. Lescavage stated that would be up to the tenant. Mr. Anderson asked if a different type of impervious surfaces or barriers would be required, Mr. Lescavage said the vehicle would have to be abide by DEP Requirements.

Mr. Hoff stated that the applicant would be agreeable to a contribution in lieu of the sidewalk.

Mr. Litt asked the applicant to reconsider allowing the HPC to visit the sight. After a short discussion it was determined that the information provided to the HPC is compliant with the agreement.

The application will be carried until July 18, 2023 without further notice.

DISCUSSION

None

INVITATION FOR PUBLIC TO SPEAK

A motion was made by Mr. Pollack second by Mr. Sahol to open the meeting for public comment.

Hearing none, a motion was made by Mr. Sahol second by Mr. Pollack to close public comment.

ADJOURNMENT

A motion was made by Mr. Pollack seconded by Ms. Shah to adjourn. All were in favor, meeting adjourned at 10:04 PM.

Respectfully submitted,
Aggie Napoleon, Secretary