

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 29, 2023

Special Meeting

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:30PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Aparna Shah; Gary Pollack; Denise Koetas-Dale; Michael Nei; Raymond Lumio; Jeffrey Kalokowski. Absent: Suruchi Batra; Gerard Hlubik; Peter Brittain; Tom Sahol; Matthew Litt and Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Leah Furey-Bruder, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

APPLICATIONS FOR ACTION

Double O Properties, LLC, 404 Ward Ave., Block 105, Lot 1, Preliminary and Final Major Site Plan

David Frank, Attorney for the applicant asked that the application be deemed complete to which Mr. Hirsh stated it is.

Joseph Odenheimer, Engineer and PJ Oliver, Jr. were sworn. Mr. Odenheimer presented Exhibit A-1, Area of the site and Exhibit A-2, Color Rendering both were marked.

The applicant proposes to construct a two story 6,000 sq. ft. office building with storage on the second floor; attached is a 8,400 sq. ft. single story shop/garage. Another 8,400 sq. ft. storage for vehicles to support telecommunications business which is proposed to be moved from the existing site in Bordentown. A long narrow building running north to south is a 3 sided car port to park work vehicles with enough room for 16 vehicles. They are proposing two access driveways to Ward Ave. The driveway further east will be used for truck access which is proposed at 36 ft. wide, the western driveway will be for passenger vehicles. There is also a 36 ft. wide driveway on Hogback Road used for truck access.

PJ Oliver stated that they run a very clean and maintained operation. They are primarily a communications business, they also do electrical work; excavation work; directional drilling work. Their everyday installations are fiber optic cabling; low voltage cabling; card access and camera systems, they just started installing EV charging systems. Most trucks are light duty, construction vans and light duty pickup trucks. A few small dump trucks and one large dump truck, a flatbed truck with 30 ft. deck, one tractor trailer and a few bucket trucks for line work. All trucks will be parked in the car garage. The outdoor storage area on the east side of the 3 sided building will be for reels/cables/PVC pipe. Primary start time is 6:00 am work day ends around 4:00pm, some workers will take trucks home others will park their cars in the parking lot.

There will be two dumpsters on site one for recycling and one for trash they are 10 ft. wide and another that holds 30 yards for construction materials that takes a couple of months to fill. They have a waste oil tank inside a building for all maintenance of oil and antifreeze changes, when full they use a company that pumps the material out.

They have approx. 40 trade workers and 10 office employees. There will be two fuel pumps one gas and one diesel. The car port will have a bump out with an extended roof

to cover them which will be open on the west side and closed on the south and east. There is also a spill basin under the pumps.

The remaining property will be kept agricultural, they may bring cows there next year. The buildings have cameras on them for security.

Most vehicles will be parked in the building; however the flatbed will be parked along the side of the building. Mr. Frank stated that the Engineer prepared a truck turning template which they will provide to Mr. Hirsh. There will be multiple types of trailers all stored outside. There is a space 100 ft. wide behind the storage building for that purpose.

Mr. Oliver is proposing to shift the buildings to the left so that they can eliminate the retaining wall and just have a slope.

Ms. Koetas-Dale asked if the applicant would agree to the native plants suggested by the Environmental Commission to which Mr. Oliver agreed as long as its cost efficient.

Mr. Hirsh asked if there was room for growth to which Mr. Oliver stated the site does have available extra capacity. Mr. Oliver stated that the front of the office building will be designed for the employees be able to sit outside.

Ms. Bruder-Furey stated that the redevelopment plan allows for expansion, impervious cover up to 50% and they are at 16.8%. The building allows for 20% and they are at 2.3%. Ms. Bruder-Furey requested they install two EV ready to which Mr. Oliver agreed.

Mr. Odenheimer stated that the required parking spaces in the redevelopment plan is 51 and they propose 72. They propose four water retention basins 3 at the north end and a small one at the eastern part near the driveway. All are bio retention basis with grass plantings. They will provide extra test pits while doing the construction. They comply with all storm water comments in Mr. Hirsh review letter dated June 28, 2023. They will also provide leaf screens on the basins. All utilities will be on site and will get approvals. There will be building mounted lights that point down and are motion activated. A traffic analysis was prepared showing trips to and from the site. With 50 employees totally daily trips would be 80, proposed 10 trips in the am peak and 10 trips in the pm peak. The well and septic are proposed in the front of the shop building on Ward Ave.

Right of way dedication will be 7 ft. from the western driveway on Ward Ave. and 7 ft. along the development on Hogback Road. Mr. Hirsh also asked for a site triangle of that intersection to which the applicant agreed. Mr. Oliver offered to put a welcome to Chesterfield sign on the corner. They will have only the address on a sign along with a sign that states no trucks and one that states truck entrance. Mr. Oliver planted 30 ft trees along the property which are currently being irrigated. The applicant agreed to work with the professionals regarding the landscaping.

Regarding handicap parking the applicant agreed to replace the concrete with bollard and will put a handicap sign in the bollard. Regarding Basin D the applicant asked to keep the wildflower mix and put vegetation on the upper outside side to make maintenance easier.

Ms. Bruder-Furey informed the board that according to the redevelopment plan there is room for growth and if need be they will come back before the board. The applicant agreed to decorate both sides of the entrance with plantings.

Ms. Bruder-Furey asked about the height of the buildings and the color. Exhibit A-3, perspective view was marked. The maximum height of the buildings is 35 ft. The office will have stone venire on the bottom with grey and white trim. The shop will be metal on the bottom grey with white trim

Exhibit A-4, view of the front of the office was marked.

Exhibit A-5, circulation plan was marked. This is a truck turn plan using a WB67 standard tractor trailer which shows the ability to circulate around the buildings. The applicant agreed to make any onsite adjustments so no trucks cross the center line on the public road. Chairman Nei asked the applicant to access the site triangle at Ward Ave. and Hogback Rd. to which the applicant agreed.

Chairman Nei opened the meeting for public comment on the application. Evelyn Popp said that she lives across the street and she said that they have done a great job cleaning up the property and she believes they are a good family. She is 100% for it and it will be beneficial for the Township.

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

Ms. Shah-yes; Mr. Pollack-yes; Ms. Koetas-Dale-yes; Mr. Nei-yes; Mr. Lumio-yes; Mr. Kolakowski-yes. Motion carried.

INVITATION FOR PUBLIC TO SPEAK

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

Hearing none, a motion was made by Ms. Shah second by Ms. Koetas-Dale to close public comment.

ADJOURNMENT

A motion was made by Ms. Shah seconded by Ms. Koetas-Dale to adjourn. All were in favor, meeting adjourned at 9:24 PM.

Respectfully submitted,
Aggie Napoleon, Secretary