

CHESTERFIELD TOWNSHIP PLANNING BOARD

August 15, 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: Suruchi Batra; Gary Pollack(via phone); Gerard Hlubik; Peter Brittain; Denise Koetas-Dale; Tom Sahol; Matthew Litt; Michael Nei; Raymond Lumio; Absent: Aparna Shah; Jeffrey Kolakowski and Roman Horoszewski. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer; Bernie Tetreault, Traffic Engineer

AGENDA MATTER(S) REQUIRING RECUSAL(S)

MINUTES

July 18, 2023 Regular Minutes

A motion was made by Mr. Lumio second by Mr. Hlubik to approve the July 18, 2023 minutes. All were in favor, motion carried.

RESOLUTIONS

None

HPC APPLICATIONS FOR ACTION

Janusz Chlebik-197 Chesterfield-Crosswicks Rd, Block 502, Lot 16.01. Add 2nd floor addition and new front porch roof.

A ranch style home that was constructed in 1954. The applicant proposes to add a second floor addition and new front door and porch roof. While the home is a “non-conforming” structure it is in the historic district and the proposed work will cause a significant change in appearance, including multiple second floor gables and a balcony. The proposed materials in the application for the siding, trim etc. align with the Historic Guidelines. The only materials not within the Guidelines were the proposed vinyl windows. After much discussion, the members agreed to allow the use of the vinyl windows. Although some members expressed concern about the scale style and appropriateness of the exterior modifications, the HPC recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Sahol second by Ms. Koetas-Dale to approve the Chlebik application. A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Lumio-yes, motion carried.

1st Episocal District of the African Methodist Expisocal Church- 11 Crosswicks - Chesterfield Rd., Block 302, Lot 37. Replace front door.

Replace the existing nondescript front door to the landmark Church building with a solid mahogany flat paneled door with brass hardware. The existing door is not original to the building and the proposed replacement is much more in character with the historic nature of the building. The HPC recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Sahol second by Ms. Koetas-Dale to approve the Episocal Church application. A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Mr.

Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Lumio-yes, motion carried.

Kelly Ann Hurd – 31 Brick Alley/31 Front Street, Block 201, Lot 6. Replacing old existing fencing with the same type of style.

Replace old and worn cedar plank fencing and gate along Front Street with new fencing and gate in the exact same style as the existing fence which is failing and in poor condition. The HPC recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Hlubik second by Mr. Sahol to approve the Hurd application. A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Mr. Brittain-yes; Ms. Koetas-Dale-yes; Mr. Sahol-yes; Mr. Litt-yes; Mr. Nei-yes; Mr. Lumio-yes, motion carried.

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

Mr. Hoff stated that at the last meeting the board expressed issues with the access point and the decell lane. He stated that if the access lane is moved any further to the east it would encroach on the Primerano lot. The provisions are limited to cars which triggers a design waiver and a C variance. Mr. Hoff passed out exhibits pre-marked as A33-A39.

Mr. John Jahr, Traffic Engineer was sworn. Mr. Jahr testified that in regard to traffic conditions an updated study has been done and the parking on site is adequate, the truck and vehicle circulation is sufficient and the traffic is anticipated to be low. Mr. Hoff stated that two designs have been submitted the July concept and now the August concept. Exhibit A37, aerial of entrance which is the same with either concept. Exhibit A36, enlargement of entrance, a bike lane and a pass by lane have been incorporated. Regarding a left turn lane, their study indicated traffic volume as 5 times less than the County standard, the proposal is to keep it as a bypass lane. The driveway has been moved 93 feet over to the east, 212 feet from the right turn lane. There is an environmental improvement benefit from the work around the bridge. The new proposed plan meets all county requirements. Exhibit A34, alternate site entrance, this depicts a safe and efficient egress and ingress. Study shows in the peak hours existing the site is 204 (147 in and 57 out) and in the am peek 193 (149 in and 44 out) Other than the shifting of the entrance all other designs of the driveway are in compliance with the redevelopment plan. Mr. Nei stated that the trip generation and the parking on site for the over build and number of employees have been topics of this application from the beginning. Those numbers are important on what improvements at the driveway are needed.

Mr. Hirsh asked about the revised Environment Impact Statement and the density of employees per sq. ft. Mr. Jahr stated that there is no definable relationship to trip generation and the amount of parking needed. According to ITE research the overlaps between peek trip generation and shift changes are deficiently different to equate. Mr. Hirsh wanted to see the comparison between trip generation and parking utilized per sq. ft in a report, Mr. Jahr stated he would provide a comparison table report. Mr. Teteault stated that the County has different standards than Ashto which is the National standard. Ashto recommends 405 ft decell lane and a more conservative approach would be to follow Ashto. Mr. Jahr did his analysis on the right turn lane and the low volume of traffic and believes that 212 ft decell lane is realistic. He has no concern with vehicle stacking because of the right hand turn.

Mr. Hlubik asked if the change will effect the exit driveway by the historic building, Mr. Jahr stated that it does move it. Mr. Hirsh asked if having the additional access is necessary, Mr. Jahr stated that it isn't necessary however it provides an easier access to

get to the Black House. There was a brief discussion regarding the overhead sign, Mr. Hoff stated that if the County differs to what the Township wants then he will revisit that issue.

Mr. Nei opened the meeting to the public for questions regarding Mr. Jahr's testimony.

Agnes Marsala-42 Cromwell Drive asked if there was an elevation consideration when coming off of 206, Mr. Jahr responded yes.

Heidi Setz-Kelly-523 Ward Ave. Asked if trucks were able to make a right turn out of the site, Mr. Jahr stated that there is an overhead bar that prohibits them. The operation can be 24 hours a day. She asked about sound issues, Mr. Hoff stated that it was previously testified that there will be sound measures and if necessary sound measures can be enforced by the Township.

Michael Kelly-183 Bordentown-Georgetown Rd. Expressed concern with the number of employees and employees per shift. Mr. Jahr stated that not all employees will arrive at the same time nor leave at the same time there will be approx. 300 employees per shift. Trip generation is not based upon the number of employees. Mr. Hoff stated that the estimate on the number of employees depends on the operator and the number of shifts they require.

Mr. Tetreault stated that the site distance needs to be evaluated vertically not horizontally due to the north side being higher, a vehicle coming south may not see someone pulling out. Mr. Jahr stated that this was done and he will submit it to Mr. Tetreault. Mr. Tetreault mentioned the overhead bar and setting the height may effect an emergency vehicle which is allowed to to make a right, he suggested either a chicane or just signage. Mr. Hoff stated that it is in the redevelopment plan that the overhead bar be in place so that trucks cannot make a right. In regard to emergency vehicles they can use the vehicle exit. Mr. Nei stated that the height of the bar needs to be determined and a detail submitted.

Raymond Walker, Professional in wetlands science was sworn. He evaluated the entrance way and by shifting the entrance to the east will lesson the disturbance to the wetlands and also have a greater impact on undisturbed areas and buffers causing a greater environmental impact.

Mr. Nei open the meeting to the public for questions on Mr. Walkers's testimony

Agnes Marsala-42 Cromwell Drive asked how many applications regarding wetlands buffering are before the DEP and their status. Mr. Walker stated there are many general permits pending. She asked if this application would fall under the new stormwater regulations, Mr. Hoff stated that this application would be grandfathered in.

Christine Cofone, Professional Planner was sworn. Ms. Cofone reviewed Ms. Leah Bruder-Furey's review letter dated August 9th which she conquers with Ms. Furey-Bruder and it is her opinion that the board can grant the variance relief under the C2 or flexible C criteria which presents a better zoning alternative. She believes the board could also rely on Criteria H which talks about the free flow of traffic. In her opinion she believes criteria A would be appropriate which talks about promoting the general welfare of the community. She stated that the comments in Ms. Furey-Bruder's report confirms her decision that the applicant meets their statutory burden of proof. In her opinion as a professional planner the board could move to grant the relief having met all the positive

and negative criteria in Ms. Furey-Bruder's report.

The meeting will be carried to the September 19, 2023 meeting without further notice.

INVITATION FOR PUBLIC TO SPEAK

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

ADJOURNMENT

A motion was made by Mr. Hlubik seconded by Mr. Sahol to adjourn. All were in favor, meeting adjourned at 9:32 PM.

Respectfully submitted,
Aggie Napoleon, Secretary