

CHESTERFIELD TOWNSHIP PLANNING BOARD

September 19 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; Gerard Hlubik; Denise Koetas-Dale; Raymond Lumio; Gary Pollack; Tom Sahol; Aparna Shah; Michael Nei; Jeffrey Kolakowski; Roman Horoszewski (7:15). Absent: Matthew Litt. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer; Bernie Tetreault, Traffic Engineer; Leah Furey-Bruder, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Jeffrey Kolakowski recuses himself from the Active Acquisitions OY, LLC application.

MINUTES

August 15, 2023 Meeting Minutes

A motion was made by Mr. Pollack second by Mr. Hlubik to approve the August 15, 2023 minutes. All were in favor, motion carried.

September 6, 2023 Special Meeting Minutes

A motion was made by Ms. Shah second by Mr. Lumio to approve the September 6, 2023 minutes. All were in favor with the exception of Mr. Pollack and Mr. Kolakowski who abstained, motion carried

RESOLUTIONS

None

HPC APPLICATIONS FOR ACTION

Leo Kirby (Amy Craft) 6 Front Street, Block 202, Lot 75. Replacement of roof.

The applicant presented an application for proposed replacement of her front door, new roof, front walkway, additional front windows and new shed. The roof was previously recommended for approval by the HPC under an emergency application due to leaking issues and has subsequently been repaired. The applicant proposed replacing the original wood front door and hardware to her historic home with a fiberglass door and new hardware. According to the applicant the door had become unusable due to warping issues and did not open. She was informed that the HPC would likely not recommend approval of her application to replace an original wood door with anything other than a comparable new wood door at the very least, but the preferred course of action would be for her to try and repair the existing door and hardware, or perhaps look to find an older comparable wood door and hardware. She was asked to supply additional information regarding the replacement door for the next HPC meeting. The HPC did no vote on the proposed new front door at the meeting. As to the front walkway, the applicant proposed reshaping her front walkway from her front porch to the street into the form of an L towards her side driveway instead of going directly out to the street, and to replace the existing brick walkway with blue stone and gravel. The HPC voted to recommend approval of the extension of the walkway to the driveway but required her to also maintain walkway access to the street to be consistent with the other homes on Front

Street. The HPC also voted to recommend approval of the replacement of the existing brick with bluestone and gravel.

The applicant also wanted to add additional windows to her front façade but withdrew that request at the meeting. She also withdrew her request for a proposed shed to the side of her property. She was informed that she would not need to pay an additional application fee if she later brought these issues to the HPC for review.

The HPC recommends the Planning Board approve the applicants request for the completed repairs to her roof, and also the replacement of the existing front brick walkway which now goes from her front porch to the street with a blue stone and gravel walkway that goes from her front porch to the street but also branches to her driveway.

A motion was made by Mr. Lumio second by Ms. Shah to approve the Kirby/Craft COA application. A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Sahol-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes, motion carried.

Scott Schoellkopf- 8 Front Street., Block 202, Lot 74.01. Replace rotting porch decking and steps.

The applicant proposed replacing his rotting front porch deck and steps of his historic home with pressure treated lumber. The applicant stated that he planned to paint the front porch and steps to conform to the current color of the home. The Guidelines recommend tongue and groove wood flooring and wood for the stairs and risers. The wood will accept paint more readily than pressure treated and the tongue and groove joints are historically consistent with the decking of that era.

The HPC recommends the Planning Board approve the application with the stipulation that the applicant replace the existing decking and steps with wood decking using a tongue and groove joint.

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

Garrett Perryman – 465 Main Street, Block 300, Lot 4 & 5.02. Replace existing wood fence with 6’ wood fence, replace vinyl fence with wood fence, new wood fence back border.

Applicant proposed replacement of existing wood and vinyl fencing and adding a new wood fence to the back boarder of his property. The proposed fence would be a six foot wood fence and would conform with the style of fencing already approved and being installed by his neighbor.

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

CORRESPONDENCE

Ordinance 2023-13 An Ordinance amending and supplementing Chapter 130 of the Township Code entitle “Land Development”, Section 130-83 entitle “Architectural and Site Design Standards and Guidelines application with the Planned Village Districts”, most notably Subsection 130-8(E)(9)entitle “Fences, Yards and Gardens”

Ms. Furey-Bruder reviewed the minor changes and none of which will dramatically impact the design of the Village. 4 ft. maximum height fences remain in the front and side yards, up to a maximum of 6 ft in the back yard and maintaining 10ft set back from the alleys. Moderate material changes and if a resident would like to deviate from this, they can come before the Planning Board and request a waiver. She believes the board can find the Ordinance in conformance with the Master Plan.

A motion was made by Mr. Nei second by Mr. Pollack to find Ordinance 2023-13 consistent with the Master Plan.

A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Sahol-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes, motion carried.

APPLICATIONS FOR ACTION

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

Mr. Hoff introduced Jeremy Lange who has a background in Civil Engineering. Mr. Lange was sworn. Exhibit A40, Alternate Site Entrance Lot 1.02 was marked. Mr. Lange's focus is on the North Western part of the application. Regarding the Black House Mr. Hirsh suggested removing the connection from east west connection to a U-turn. They moved the Black House back a little from the parking lot to provide more room for landscaping. Regarding Old York Road they have met the appropriate site deceleration lane, AASHTO is a guideline, the 212 ft that is proposed will have to be approved by the County. The proposed location has the least impact on fresh water wetlands. The dam has been investigated and doesn't meet the standards. An application has been made to the state and they will decide if the dam should be removed or repaired. Mr. Lange is confident that DEP will approve the location of the driveway.

Ms. Furey-Bruder stated that she read the transcripts from August meeting and regarding the testimony from the applications planner on the access and the variance created, she went through the positive and negative criteria which was also in her letter and the testimony tonight just further supports that from an environmental standpoint.

Mr. Hirsh asked about the site distance. Mr. Lange testified that from Mr. Hirsh's request a site distance analysis was done both horizontal and vertical. The existing grade has a steep section and the applicant proposes to widen the road to meet the County standards, they are also going to smooth out the curve for a better vertical profile which will improve the site distance.

Exhibit A41, Site line plan and profile modified access plan was marked. This shows where existing to the right the grading will be 2-3 ft. lower for better site distance. The curve at the bridge is designed to be 15 mph. Mr. Hirsh requested that the 8ft bypass lane be 12 ft. Mr. Lange stated he would talk to the County.

Mr. Nei stated that the board recommends the deceleration lane be longer and the cross section be wider on the south bound lane (8 ft bypass lane be 12 ft)

Mr. Nei opened the meeting for questions on Mr. Lange's testimony. Hearing none the public portion was closed.

Regarding the most recent submission, Mr. Nei asked about the number of employees

and the Community Impact Statement recently submitted and why it changed from the original number in 2022. Mr. Lange stated that the goal of the CIS is to show a realistic impact on the community. For warehousing the industry standard is 1 employee for every 2,000 sq. ft. The state sets the sanitary sewer calculation, on the office side is a sq. footage calculation, the warehouse side it depends on the shifts. A maximum number is 1 employee per 3,000 sq. ft. This calculation is 379 employees and the state mandated sewer calculation is 15 gal. per employee times the number of employees times 3 shifts and including the office, that's the amount of gallons the waste water treatment plan will hold.

Mr. Lange stated the Mr. Hirsh's office requested that the elevation of the hanging bar be raised from 14.6 ft to 15 ft. to meet the State regulations. Exhibit A42, overhead sign detail was marked, Mr. Lange agreed. Mr. Tetreault requested that some kind of protection should be in front of the guardrail at the foot of the sign, the applicant agreed. Mr. Hirsh recommended as a condition of approval the plan show a dotted line to show each type of truck.

Ms. Furey-Bruder asked where the monument sign will be. Mr. Lange stated that it will be place on the right side of the driveway above the flood hazard area. Ms. Furey-Bruder stated that a variance is required to put the sign on Lot 1.02 and the applicant agreed to set it back 10 ft. from the property line. The applicant agreed to all the recommendations in Ms. Furey-Bruders review letter dated August 9, 2023. Mr. Hirsh went through a few comments, as a condition the damn will be brought into compliance. Regarding the overhead sign on Old York Road they are not in support because of the characteristic of the community and the enforcement would be onto to the Township where it should be on the owner.

Mr. Tetreault stated that regarding the trip generation vs. employees that no building condition numbers will need to be tweaked. Mr. Hirsh recommended a condition of approval is the applicant provide a technical analysis of the bypass lane vs a left turn lane.

Mr. Hoff stated that the applicant agrees to all the Engineers comment up until the revised section. Mr. Lange stated that regarding the overhead sign on Old York Road in the redevelopment plan process, it was the intent from the Township to prohibit the left hand turn for trucks. He also suggested having a sign coming from 206 to let the truckers know that the driveway to the warehouse is there. Regarding the bypass lane they are not close to the threshold of the County standards, the applicant will ask the County for a 12 ft bypass. In regard to the damn, the work cannot be done until they receive the DEP Permit and then County work permit. Ms. Koetas-Dale asked about the bridge, Mr. Lange stated that the applicant agreed to cover the cost of replacing the bridge due to the weight restriction the County will place on it., they will be working with the County on the details. The applicant agreed to Mr. Hirsh's review comment that as a condition of approve that the applicant has to have County approval for the temporary use during construction.

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

Mr. Brett Anderson-62 Brookdale Way was sworn. He stated that the number of employees of 567 will increase if there are shifts bringing a potential total up to 1701 which will increase the cost for the Township. He asked the board to restrict the number of shifts or limit the occupancy, which will impact the town regarding the number of people coming to and from the facility. He also asked the board to put a restriction on the use of hazard materials so that it will not be able to be used. He asked if the overhead

barrier at the right hand egress lane was removable or permanent due to a situation of flooding and could cause an issue. He expressed his concern with the overhead sign on Old York Road and how it is a detriment to the character of the Township. The cost to the Township to install and monitor the cameras will increase.

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

Mr. Lange stated that in regard to the amount of employees, the waste water treatment plant is regulated and is actively reported by DEP, it is enforced by DEP on a monthly basis. The actual number of parking spaces built will be 303 and they will bank 30 percent which is 91spaces. As a condition of approval the applicant will come back before the board if there is a need to build the additional parking.

Mr. Heinold stated that the revised plan triggered variances and the board should vote on the variances first. The 2nd drive is now on Lot 1.02 which requires a variance, the sign leaving the site on the right side and the access driveway should have a maximum width of 30 ft on Lot 1.02 also triggers a variances. A condition is that the applicant obtain site plan approval on all bulk variances.

A motion was made by Mr. Nei second by Mr. Hlubik to approve all three variances. A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Sahol-yes; Ms. Shah-yes; Mr. Nei-yes, motion carried.

Mr. Heinold gave the board an overview of what they would be voting on. Mr. Nei asked that a condition of approval be that the applicant be required to do a study on the traffic on Rt 206 and Old York Road. Mr. Hoff stated that they cannot agree on a condition that requires a study on Rt 206 unless the County requires it.

A motion was made by Mr. Nei second by Mr. Pollack to approve the Preliminary Site Plan with conditions as stated. A roll call vote was taken: Ms. Batra- yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Sahol-yes; Ms. Shah-yes; Mr. Nei-yes, motion carried.

The applicant will return back to the board for Final Site Plan approval after they received County approval.

INVITATION FOR PUBLIC TO SPEAK

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

Mr. Brett Anderson, 62 Brookdale Way said that the number of employees he referenced are on the CIS is what is on the Township website and states 567 employees times 3 shifts is 1701. It would help the community to know what the maximum number of employees will be on the property.

Hearing no further comment, a motion was made by Mr. Pollack second by Mr. Hlubik 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 9:22 PM.

Respectfully submitted,
Aggie Napoleon, Secretary