

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
August 15, 2018**

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:	
Janet Chick	Present
Brad Cousino	Absent with notice
Eamonn Dwyer	Present
Sam Iaquinto	Absent with notice
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Absent with notice

Also present:

Assessing & Building Assistant Mary Bird
Planning Consultant Mario Ortega, McKenna Associates
Ronald Cavallero, Jr., Township Engineer
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- **Motion:** Roman moved, Chick supported, that the agenda be adopted as amended.
Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

No comments.

7. CORRESPONDENCE

None

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Chick reported at last night's meeting the Board:

- hired a Deputy Treasurer, a Code Enforcement Officer, a Police Department administrative assistant, and three on-call Firefighters,
- reappointed Jennifer DeLisle to the Parks and Recreation Board,
- heard a request from the Parks and Recreation Board to consider the Bark Park rules recommended by the Planning Commission, and
- had a limited discussion about sewer rates and the proposed equalization basin.

9B. ZBA

No report.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Nothing to report.

9E. Parks and Recreation

No report.

9F. Downtown Planning Group

Nothing to report.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

11A. Case JPC180006;

**Applicant: Speedway/Aeschliman Equipment;
Request for Private Road; Six Mile Road and US-23**

Mandy Gauss of CESO, Inc., appeared for the applicants. She explained that Speedway is purchasing an L-shaped parcel from Aeschliman Equipment, and they want to add a turnaround to the end of the existing Heather Lane to allow the land purchase and lot split.

Planning consultant Ortega referred to the August 10th memo from McKenna and the ordinance governing private roads which includes the requirements that the paved surface must be centered in the right-of-way, the

Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
August 15, 2018

connection to the public road must meet County standards, underground drainage must be provided where necessary, the road surface must drain properly, road signs must be installed, and any natural features impacts would have to be mitigated. He noted the ordinance requires completion of the project within one year, but per the applicant's plan the build-out may occur after that. He said the Planning Commission has the ability to extend that time period and the recommendation is for a three year period to allow that with posting of the required bond to insure completion. He said he recommends approval with the conditions listed.

Township Engineer Cavallero reviewed his letter of August 10th, noting six minor issues and also noting that no work will be done in the Country right-of-way, so no permit will be required for that.

In answer to questions from Dwyer, Gauss said the existing fence line will remain in place, and the existing gate will remain across the entrance to the new turnaround. She said the turnaround is being installed to meet the code so that that the lot split can be approved, and Speedway's future plans call for moving the road to the east and redeveloping the larger site that would be created between that new road and the existing gas station. She said in 5-10 years the existing Speedway development will be demolished and rebuilt.

In answer to a question from Chick, Gauss said the property adjacent on the east is a roofing company.

- ▶ **Motion:** Roman moved, Chick supported, to approve the request in Case JPC180006 with conditions listed in the August 10, 2018, McKenna and August 10, 2018, OHM reports.
Motion carried 4—0 on a roll call vote.

12. MINUTES

- ▶ **Motion:** Roman moved, Chick supported, that the minutes of the August 1, 2018, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

None.

14. COMMENTS FROM THE COMMISSIONERS

Chick said

15. ANNOUNCEMENT OF NEXT MEETING

September 5, 2018, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- ▶ **Motion:** Roman moved, Chick supported, that the meeting be adjourned.
Motion carried 4—0 on a voice vote.

The meeting was adjourned at 7:23 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

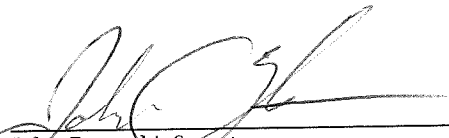
Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on September 6, 2018.



Larry Roman, Chair



John Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at <http://www.twp-northfield.org/government/>