

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**May 19, 2020**

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Kelly at 7:00PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Brian Kelly; F. Gerry Spence; Jon Davis; Jerry Hlubik; Lido Panfili; Glenn McMahon; Denise Koetas-Dale; Gary Pollack; Rita Romeu; Aparna Shah. Absent: Chris Markley. Professional staff present: Doug Heinold Solicitor; Chris Dochney, Planner

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

Brian Kelly – HPC Application

### **MINUTES**

#### April 21, 2020 Regular Minutes

Mr. Davis stated that Mr. Hlubik's name should be changed to read Jerry and not Gerard.

A motion was made by Mr. Spence seconded by Mr. Davis to approve the April 21, 2020 Regular minute with the correction. All were in favor with the exception of Mr. Pollack and Ms. Shah who abstained. Motion carried.

### **RESOLUTIONS**

2020-06 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING ACCESSORY BUILDING COVERAGE VARIANCE APPROVAL TO ANTHONY SERINESE FOR PROPERTY AT BLOCK 700, LOT 1 AT 70 OLD YORK ROAD.

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution 2020-06. All were in favor with the exception of Mr. Pollack and Ms. Shah, motion carried

Vice Chairman Davis took over for Chairman Kelly due to recusing himself from the HPC application.

### **HPC APPLICATION FOR ACTION**

#### Gill 10 Buttonwood Street, Crosswicks, Block 107, Lot 17

The applicant proposes to demolish a small 5' x 20' room on the rear elevation and replace it with a new 8' x 20' addition. The applicant requested that the proposed plans be altered to include an additional window on the rear-facing elevation – the original submitted plan included a central door flanked by two double-hung windows on the rear. The applicant asked that a set of double windows be added to the south side of the rear elevation. The applicant will install 6/6 double-hung windows on the rear and south side elevation.

A motion was made by Mr. Spence second by Mr. Pollack to approve the application. All were in favor, motion carried.

Kathleen and Joseph DiMemmo 6 Church St., Block 300 Lot 13

The applicant is proposing to remove asbestos siding and restore the original clapboard siding, and to replace deteriorated boards and trim with like materials if needed. The applicant is also proposing replacing two gable end vents with two small double hung windows (4/2 window muntin pattern), two rear facing windows and a small double hung bathroom window on the side elevation with Andersen true-divided light windows, with 4/4 window muntin pattern.

A motion was made by Mr. Spence second by Mr. Kelly to approve the application. All were in favor, motion carried.

Brian and Debbie Kelly 11 Buttonwood Street, Block 20 Lot 3

The applicant proposed replacing the roof of the barn with Timberline High Definition Shingles. Color Slate.

A motion was made by Mr. Spence second by Mr. Hlubik to approve the application. All were in favor, motion carried.

Diana and George Schumm 17 Chesterfield-Georgetown Rd, Block 900 Lot 14.07

The applicant requested a change to the prior approval (August 2019). At the last meeting the applicant requested vinyl siding on all sides of the house and the HPC denied that due to the policy in place that no vinyl is allowed in the Historic Districts. The applicant was going to come before the Planning Board to appeal however in the meantime the applicant agreed to use either a wood composite which the HPC agreed or brick. If they decide to go with brick they would have to go before the HPC for approval. Mr. Heinold suggested approving the application with the condition they comply with the HPC recommendation on going with the smart siding.

A motion was made by Ms. Koetas-Dale second by Mr. Pollack to approve the application with the condition they comply with the HPC approval of the smart siding. All were in favor, motion carried.

## **CORRESPONDENCE**

None

## **DISCUSSION**

Old York County Club “Area in need of Rehabilitation”.

Mr. Dochney gave the board a presentation of his report. The property is located at 228 Old York Road with 159 acres. The Planning Board was requested by the Township Committee to investigate if the property meets the criteria for rehabilitation. Mr. Dochney went through the history of the property. The board agreed that the property meets 2 of the 6 criterion 1) a significant portion of the structures are a deteriorated or substandard condition and 5) environmental contamination is discouraging improvements and investments in property. In regard to criterion 1, there was some question as to whether accessory structures on the site that are substandard is a sufficient basis when the principal structures are not in significant disrepair. It was agreed that this question/concern would be best relayed to the Committee, as the Committee ultimately makes the determination and can further discuss and examine the application of that criterion. The board felt that the significant and most reliable criterion impeding rehabilitation was the condition of the waste treatment systems, the impact of their failure

on groundwater, and the now prohibitive costs of repair that would be difficult to meet. The board was satisfied that if criterion 5 were the only criterion, it would support the rehabilitation determination. Ms. Koetas-Dale mentioned that the property is in the AG Zone and as mentioned before the Township Committee passed a resolution regarding an escrow agreement with developers who mentioned an interest in the possibility of putting in a warehouse on the property. Mr. Panfili stated that what could possibly go there is not what the Planning Board is here to discuss rather only to determine if the area is in need of rehabilitation. Mr. Heinold stated that the focus tonight is to determine if the board agrees with the Planners report and to recommend to the Governing Body that the property meets the criteria for an area in need of rehabilitation and to put any development a side for now. Chairman Kelly asked if the property owner was looking to restore the current operation as oppose to starting something new. Mr. Dochney said that a rehabilitation statute was enacted for property owners to be able to restore or improve an existing property.

Chairman Kelly opened the meeting for public comment. Hearing none the public portions was closed.

Chairman Kelly stated that if the property was ever to be change from an Ag zone that the Governing Body consider the implications under the Master Plan and the possibility of credits being lost which could impact the receiving area with future development and also the effect it could be on future COAH rounds.

A motion was made by Mr. Spence second by Ms. Romeu to recommend the area in need of rehabilitation to the Township Committee. All were in favor, motion carried.

#### **ITEMS NOT ON THE AGENDA**

Chairman Kelly would like to look into other areas in need of rehabilitation or redevelopment for example west of the Turnpike on Ward Ave. We should possibly look into areas in advance and use that as a tool rather than just in a reactive mode. Ms. Koetas-Dale stated that it was discussed at the last meeting and they are looking at getting quotes from Planners. The Committee could then explore the cost and into this down the road. Being proactive as opposed to reactive is in our best interest.

#### **INVITATION FOR PUBLIC COMMENT**

Chairman Kelly opened the meeting for public comment. Hearing none the public portion was closed.

#### **ADJOURNMENT**

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 8:18 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary