

CHESTERFIELD TOWNSHIP PLANNING BOARD

July 20, 2021

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

Roll call was taken showing present: Rita Romeu; Jon Davis; Jerry Hlubik; Aparna Shah; Gary Pollack; Glenn McMahon; Belinda Blazic; Michael Nei and Albert Paulsson(7:05). Absent: Jerry Spence and Lido Panfili. Professional staff present: Doug Heinold Solicitor; Joseph Hirsh, Engineer and Chris Dochney, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mike Nei recused himself from the Eric Mandrackie application.

MINUTES

May 18, 2021 Regular Minutes

Corrections to the minutes – on Resolution 2021-10, Mr. Plotkin’s name was spelled incorrectly. On Resolution 2021-11, Ms. Romeu did not recuse herself, her vote was yes.

A motion was made by Mr. Pollack second by Mr. Hlubik to approve the May 18, 2021 minutes with corrections. All were in favor, motion carried

RESOLUTIONS

2021-12 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO JOSEPH AND CYNTHIA MALISON FOR PROPERTY AT BLOCK 600, LOTS 19 AND 20 ON CHESTERFIELD-GEORGETOWN ROAD.

A motion was made by Mr. Pollack seconded by Ms. Shah to approve Resolution 2021-12. A roll call vote was taken:

Ms. Romeu-yes; Mr. Davis-yes; Mr. Hlubik-abstain; Ms. Shah-yes; Mr. Pollack-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Nei-yes. Motion carried.

2021-13 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO CHERYL AND BRIAN JOHNSON FOR PROPERTY AT BLOCK 301, LOT 16 AT 443 ELLISDALE ROAD.

A motion was made by Ms. Shah, seconded by Mr. McMahon to approve Resolution 2021-13. A roll call vote was taken:

Ms. Romeu-yes; Mr. Davis-abstain; Mr. Hlubik-abstain; Ms. Shah-yes; Mr. Pollack-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Nei-yes. Motion carried.

HPC APPLICATION FOR ACTION

Peter & Kerri Lynch 34 Front Street. Replacement windows, HardiePlank siding.

Applicant proposes to replace the existing clapboard siding with HardiePlank cementitious siding in the color night grey—smooth finish with 5” reveal; replace the windows with Renewal by Anderson wood replacement windows maintaining the existing exterior wood trim which will be scraped and painted; and scrape and paint the front and side porches.

The HPC recommends approval of the application with the following specifications/stipulations: The replacement windows have a 2-over-2 muntin pattern (which are appropriate for the style and age of the house) and the HPC be notified of the series and specs of the replacement windows before applicant proceeds with the installation; all of the wood soffits/fascias/decorative trim be retained or replaced with like material if damage is found; and the trim on the corners of the house be replaced with AZEK PVC as requested by the applicant.

A motion was made by Mr. McMahon second by Ms. Shah to approve the Peter & Kerri Lynch application. All were in favor, motion carried.

Martin & Sharon Galullo 6 New Street, Re-building front porch, railings and columns.

Applicant proposes to remove wood decking and replace with like material; remove wood railing and replace with like material; demo columns down to framing and rebuild; remove clapboard siding on “A” above porch and replace with shakes; rebuild square columns up half-height with shakes on them; have tops of columns be square tapered; remove pergola and rebuild with like materials; and pain everything the same colors.

As this house is the only extant Montgomery Ward catalog home in the historic districts and the applicant is seeking to restore the home to its original appearance, the HPC recommends approval of the application with the following specifications/stipulations: The HPC recommends approval of only natural wood shakes—not cementitious or polymer shakes.

Note: Since the applicant did not attend the HPC meeting, Mr. Davis paid them a visit on Saturday, 7/17 to discuss the materials for the project. They would like to use Cedar Impressions Polymer Shake and Shingle Siding – Double “7” Staggered Perfection Shingles. While the HPC recommended approval of only natural cedar shakes, should the Planning Board decide to allow the applicant use the polymer shakes, the HPC believes that the straight rather than staggered shingles would be more historically correct.

Mr. Galullo presented to the board a sample of the wood shakes he would like to use. He would agree to install straight shingles as long as he can use the polymer shakes. He believes you can’t tell the difference from the road.

Mr. Heinold recommended the applicant go back to HPC and have a full discussion due his circumstance on missing the HPC meeting. The applicant agreed.

A motion was made by Mr. Hlubik second by Mr. Pollack to table the application until the HPC revisits the application at their next meeting. All were in favor, motion carried.

APPLICATIONS FOR ACTION

Eric Mandrackie 12 Wright Drive, Block 202.09 Lot 2, Bulk Variance

Mr. Mandrackie was sworn. Mr. Mandrackie would like to seek approval to expand his driveway by adding 240 sq. feet of paving to establish a 12 foot by 20 foot parking space. He will also be replacing the entire driveway with the all the same material. He agrees with all of the Engineers comments from the letter dated June 28, 2021. Mr. Hirsh noted that the applicant agreed that there would be no impact on the stormwater drainage.

A motion was made by Mr. Hlubik second by Ms. Blazic to open the meeting for public comment, all in favor, motion carried. Hearing none, a motion was made by Mr. Hlubik second by Mr. McMahon to close public comment, all were in favor, motion carried.

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

Ms. Romeu-yes; Mr. Davis-yes; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Paulsson-yes. Motion carried.

CORRESPONDENCE

None

DISCUSSION

Master Plan Explanation. Mr. Chris Dochney, Planner gave the board a presentation on the Master Plan. The Master Plan is the policy guard for a Municipality and for the future of the town. A Master Plan has three principle elements: (1) Statement of Principles (Goals & Objectives). (2) Land Use Plan and include a map. (3) How it relates to County, Reginal and State plans and also how it conflicts with neighboring towns plans. The Master Plan also consist of many different elements.

As being a joint board our responsibilities are as the Planning Board: (1) Prepare and adoption of the Master Plan. (2) Review all applications for site plans and subdivision approvals. (3) Review all regulatory documents referred by the Governing Body. As the Zoning Board: (1) Variance applications. (2) Appeals of Zoning Officer decisions.

All decisions of the Planning Board must be made on facts and presentations. The Township Committee cannot approve an ordinance or redevelopment without a recommendation from the Planning Board. The 4th thing a Planning Board can do is Redevelopment and Rehabilitation Planning. A recommendation to the Planning Board by the Governing Body to determine an area in need of rehabilitation or redevelopment. The first step is to fact find to determine if indeed it is in need; the second is to prepare a plan for the area. A Zoning Board hears variances, the applicant must present why the need for the variance and special reason why it should be granted. All ordinances are reviewed by the Planning Board for consistency with the Master Plan before the Governing Body can adopt. Chesterfield Townships comprehensive Master Plan in 1997 was to protect and promote farmland and agriculture which is a carryover from 1976 Master Plan. Mr. Dochney explained Chesterfield's Master Plan to the board. Master Plans must be reviewed at least every 10 years through a reexamination report.

Crosswicks Village Lot Size. Patrick Vanburnen, Assistant Planner with CME also worked on the presentation. Currently the minimum lot size for Crosswicks, Sykesville and Chesterfield is 4,000 sq. feet, minimum lot width and frontage is 40 sq. feet and minimum lot depth is 90 sq. feet. In Crosswicks Village there is not a consistent layout of blocks, the lot sizes vary in each block. Of the approx.150 lots the findings are that 41 are eligible for bi-right subdivision; 20 lots are prime lots for subdivision; 5 lots may be prime lots but may be difficult to subdivide and 16 lots are not prime for subdivision. Due to the lots sizes varying so greatly, a recommendation to the Governing Body can't be done at this point. Mr. Heinold stated that the Governing Body needs to review the data and make a determination from there.

Madam Chair Romeu said she wants to see about the possibility of going to back all virtual meetings depending on things that happen over the next few weeks. She will reach out to everyone to get their thoughts when the time gets closer to the next meeting.

INVITATION FOR PUBLIC COMMENT

A motion was made by Mr. Davis second by Mr. Pollack to open to public comment, all were in favor, motion carried. Hearing none a motion was made by Mr. McMahon second by Mr. Pollack to close public comment, all were in favor, motion carried.

ADJOURNMENT

A motion was made by Ms. Shah seconded by Mr. McMahon to adjourn. All were in favor, meeting adjourned at 9:03 PM.

Respectfully submitted,
Aggie Napoleon, Secretary