

**CHESTERFIELD TOWNSHIP PLANNING BOARD**  
**December 17, 2019**

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

Roll call was taken showing present: Gerard Hlubik; Jeremy Liedtka; Denise Koetas-Dale; Lido Panfili; Jon Davis and Garry Pollack; Absent: Brian Kelly; F. Gerry Spence; Michael Russo; Chris Markley and Glenn McMahon. Professional Staff: Doug Heinold, Attorney; Joseph Hirsh, Engineer and Lisa Specca, Planner.

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

None

**MINUTES**

October 15, 2019 Regular Minutes

A motion was made by Mr. Hlubik seconded by Mr. Pollack to approve the October 15, 2019 Regular minutes. All were in favor with the exception of Mr. Liedtka and Chairman Panfili, who abstained. Motion carried.

**RESOLUTIONS**

None

**APPLICATION FOR ACTION**

**HPC Applications**

Cynthia & Joseph Malison 10 Chesterfield-Georgetown Rd., Block 600, Lot 20. The applicant is proposing to install 14 replacement windows throughout the house. The proposed replacement windows are Renewal by Andersen double-hung windows with Colonial style 6/6 muntin pattern. The applicant is also proposing installing a new roof with Timberline shingles in the color charcoal. The HPC recommends the approval of this application.

A motion was made by Mr. Liedtka second by Mr. Pollack to approve the application. Roll call vote was taken:

Mr. Hlubik-yes; Mr. Liedtka-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Davis; Mr. Pollack-yes. All were in favor, motion carried.

Amy Craft 6 Front Street, Block 202, Lot 75. The applicant is proposing to replace the original windows with Castle brand replacement windows. The window contractor attended the meeting with the applicant and brought a sample of the proposed window. The replacement windows will have a 6/6 muntin pattern and a simulated divided light with an exterior profile of the muntins. All the original wood trim around the windows will remain. The applicant will use the approved windows on all the windows on the front elevation, as well as the windows on the side elevations that are closest to the front of the house. The total number of windows in this specific product will be at least eight. The HPC recommends the approval of this application.

A motion was made by Mr. Hlubik second by Mr. Liedtka to approve the application:

Roll call vote was taken:

Mr. Hlubik-yes; Mr. Liedtka-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Davis; Mr. Pollack-yes. All were in favor, motion carried.

## **Applications**

Charles Russo 20 Canter Place – Bulk Variance. Mr. Russo was sworn.

The application was tabled from the October meeting due to the Planner looking into the design standards. Exhibit A – photo of the driveway was marked. The applicant testified that he has no on street parking due to the open space lot directly across from him and an alley behind him. He is proposing to add 9 ft onto his existing blacktop. Mr. Hirsh suggested limiting the number of cars as a condition and it was suggested that the whole driveway have one top coat overlay. Ms. Specca stated that this is a unique situation and there is only one other unit with this issue that the front of the unit opens to open space and the back opens to an alley.

Chairman Panfili opened the application to public comment, hearing none the public portion was closed.

A motion was made by Mr. Spence second by Mr. Liedtka to approve the application.

A roll call was taken:

Mr. Hlubik-yes; Mr. Liedtka-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Davis; Mr. Pollack-yes. All were in favor, motion carried.

Kyle Harper 144 Bordentown-Crosswicks Rd.–Appeal; Waivers. Mr. Harper was sworn.

He is proposed to add a 19 x 24 foot fenced patio to the side of his home, he has a unique end unit next to a 30 foot strip easement. Ms. Specca stated that the ordinance does not allow decks or patios in side yards, however this is a unique situation due to the lot being the last lot in the PVD zone. The applicant proposes using French doors. The patio will be flat paver at ground level, stairs will be the same material.

Chairman Panfili opened the meeting to public comment, hearing none the public portion was closed.

A motion was made by Mr. Liedtka second by Ms. Koetas-Dale to approve the application.

A roll call was taken:

Mr. Hlubik-yes; Mr. Liedtka-yes; Ms. Koetas-Dale-yes; Chairman Panfili-yes; Mr. Davis; Mr. Pollack-yes. All were in favor, motion carried.

Thompson South LLC 1102 Wrightstown-Sykesville Rd & Herman Black Rd – Minor Subdivision. Archibald Reid, Esq, Executor of Thompson estate was sworn. In 1983 Mr. Thompson subdivided into 2 lots and enrolled into the TDR program. He reserved 4 TDR's with 2 on each lot. Exhibits A & B – Declaration of restrictions were marked. It states that single family homes can be built one per 50 acres, homeowner will utilize one TDR credit for every new home built. They are proposing to subdivide the 2 existing lots into 4 lots and plan to utilize the TDR credits. Mr. Geoffrey Brown, Engineer, Surveyor and Planner was sworn. Mr. Brown testified that the property is approximately 256 acres and proposing subdividing into 4 lots, largest being 76 acres and smallest being 55 acres. Exhibit A-3 – map showing subdivided lots was marked. 3 of the 4 lots have no issues with wet lands one lot will need a permit from DEP. Soil testing has been done on each lot.

Chairman Panfili opened the meeting for public comment, hearing none the public portion was closed.

A motion was made by Mr. Liedtka second by Mr. Hlubik to approve the application.



## **ITEMS NOT ON THE AGENDA**

A motion was made by Mr. Liedtka second by Mr. Hlubik to go into Executive Discussion to discuss the appointment of the Professionals for 2020 at 8:37. All were in favor, motion carried.

A motion was made by Mr. Liedtka second by Mr. Hlubik to go back into public session at 8:50. All were in favor, motion carried.

## **INVITATION FOR PUBLIC COMMENT**

None

## **ADJOURNMENT**

A motion was made by Mr. Liedtka seconded by Ms. Koetas-Dale to adjourn. All were in favor, meeting adjourned at 8:51 PM.

Respectfully submitted,

Aggie Napoleon, Secretary