

CHESTERFIELD TOWNSHIP PLANNING BOARD

February 18, 2020

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 5:40PM for Interviews, at 7:20 the interview meeting was closed. At 7:21 the Chairman opened the regular meeting. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Brian Kelly; F. Gerry Spence; Jon Davis; Gerard Hlubik; Chris Markley; Lido Panfili; Glenn McMahon (6:10); Denise Koetas-Dale; Lido Panfili; Garry Pollack; Aparna Shah. Absent: Rita Romeu. Professional staff present: Doug Heinold Solicitor.

OATH

Brian Kelly declared his Oaths of Allegiance. Mr. Kelly was appointed as a Class IV for a four year term.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

January 21, 2020 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Panfili to approve the January 21, 2020 Regular minutes. All were in favor with the exception of Mr. Markley and Mr. Hlubik who abstained. Motion carried.

RESOLUTIONS

2020-05 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANGING CONDITIONAL USE AND MINOR SITE PLAN APPROVAL TO CELLCO PARTNERSHIP D/B/A VERIZONE WIRELESS, ELLISDALE ROAD, BLOCK 302, LOT 13.25

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve Resolution 2020-05. All were in favor with the exception of Mr. Markley and Mr. Hlubik who abstained, motion carried.

APPLICATION FOR ACTION

HPC-Hall Block 200, Lot 7, 533 Ward Ave. The applicant proposes to raise two first floor windows on the east wing of the front Ward Ave. elevation. The applicant will use the existing windows and trim. These two windows are 43.5" from the ground; the other two first floor windows on the original part of the house are 50 1/4" from the ground. The applicant is proposing to raise the windows 6". Also proposing to replace a first-floor door with historic window to match the existing on the east elevation. There are currently two doors on the east elevation, Mr. Hall proposes to replace it closer to Ward Ave. On both elevations, Mr. Hall will use wood reclaimed to match the existing wood clapboard siding. He proposes to add skylights to the east facing roof at the rear of the house, which has limited visibility to the street. The applicant has agreed to all the HPC's conditions.

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

roll call was taken:

Chairman Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Mr. Markley-yes; Mr. Panfili; Mr. McMahon-yes; Mrs. Koetas-Dale-yes; Mr. Pollack-yes; Ms. Shah-yes. Motion was approved.

DISCUSSION

Appointment of Planning Board Planner

After interviewing three firms the board made a decision. A motion was made by Mr. Panfili second by Mr. Davis to appoint CME as the Planning Board Planner. A roll call was taken:

Chairman Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-no; Mr. Markley-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes; Ms. Shah-yes. All were in favor, motion carried.

A motion was made by Mr. Spence second by Ms. Koetas-Dale to add the Township Zoning Officer's report to the agenda. All were in favor, motion carried.

End of Year overview from Glenn McMahon, Zoning Officer

Mr. McMahon went over his review letter. He asked if the HPC would also like to prepare a yearend report as well. He can only list on his report the applications which are sent to the construction office. Ms. Koetas-Dale stated that she would bring that up to the HPC.

Preservation in Practice-One day workshop

Chairman Kelly stated that this would be an interesting class if anyone was interested. If interested please contact the secretary and she will fill out the registration form.

CORRESPONDENCE

None

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Panfili to adjourn. All were in favor, meeting adjourned at 8:24 PM.

Respectfully submitted,
Aggie Napoleon, Secretary