

CHESTERFIELD TOWNSHIP PLANNING BOARD
September 15, 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 (7:09); Glenn McMahon; Denise Koetas-Dale; Gary Pollack; Rita Romeu; Aparna Shah. Absent: Lido Panfili. Professional staff present: Doug Heinold, Attorney; Joseph Hirsh, Engineer; Chris Dochney, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Ms. Koetas Dale recused herself from the Tom & Jennifer Lynch-Use Variance

MINUTES

August 18, 2020 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the August 18, 2020 Regular minutes. All were in favor with the exception of Mr. McMahon who abstained. Motion carried.

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

Todd & Kathleen Hutchison 455 Main St., Block 300 Lot 9, Add shed dormer in rear, replace house & garage roof, add windows to gable side of house.

The applicant is proposing to add a third floor shed dormer with five windows to the rear of the house, replace the house and garage roofs with Timberline dimensional shingles, and add windows to the east facing side of the house on the first and third floors. (See plans in application) The HPC is recommending the approval of the application with the following supporting justifications:

- A. Adding a dormer – the dormer will be added to the rear of the home, which is not visible from the street, and therefore not adversely affecting the character of the building.
- B. Adding two new windows to the east secondary façade in the attic space. The HPC recommends approval of adding windows where there were none before to accommodate a new use, based on the Secretary of Interior’s Standards for the Treatment of Historic Buildings’ guideline section dealing with treatment of windows, page 103.

Recommended treatments: Adding new window openings on rear or other secondary, less-visible elevations if required by a new use.

Not recommended treatments: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

- C. Adding new windows to the first floor on the east elevation behind the one-story wing. The HPC recommends approval because the windows will be

hidden from the street view.

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

Robin Fenick Levy, Attorney-in-fact 463 Main St., Block 300 Lot 5, Replace roof, and other miscellaneous activities.

The current owner, Robin Fenick Levy, was represented by Vincent Pocino, the buyer. The applicant is proposing to: replace the roofing on the house with Timberline dimensional shingles; replace rear metal roof with an in-kind metal roof: repair or replace wood cornice trim if needed with in-kind materials and design: remove deteriorated wood deck and stairs in the rear of the house, and install new wood stairs; repair wood windows with in-kind materials and design: and repair or replace wood shutters on the front elevation to match existing shutters, and eliminate rear shutters. The HPC recommends approving the application as the exterior changes and consistent with the character of the building and the historic district.

A motion was made by Mr. Spence second by Ms. Romeu to approve the application as recommended by the HPC. All were in favor, motion carried.

APPLICATION

Tom and Jennifer Lynch – 437 Ellisdale Road, Block 301, Lot 19.02, Use Variance
This is in continuance from the July meeting where it was discussed in length the purpose of the additional building. A condition is that the unit cannot be rented out and is considered a principle use as a single family dwelling to which the applicant agreed. Mr. Heinold stated that the MLUL allows for exception for one to provide for family. Mr. Dochney stated that this application shows no negative impact and the architectural drawings are consistent with the character of the existing house. The site plan provided meets all the bulk requirements and setbacks. Mr. Hirsh stated that a condition would be required for septic approval. Mr. Heinold stated that there may be an additional fee when going through the construction process for affordable housing. The applicant will comply with all the items on CME and ERI's review letters.

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

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

Mr. Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Mr. McMahon-yes; Mr. Pollack-yes; Ms. Romeu-yes; Ms. Shah-yes. Motion carried.

CORRESPONDENCE

None

DISCUSSION

Efstratios Monafis, 444 and 446 Ellisdale Road, Driveway expansion.

Mr. Monafis submitted a driveway permit to the Township to expand his driveway however he cannot meet the requirements under the existing conditions. After a short discussion it was agreed that the driveway apron can be 17' at the road way and minimum of 12.5' at the front of the house, the apron will be concrete, the driveway width can be 12.5'. The secretary will send the Township Committee a memo stating the Planning Board approves as stated.

Mr. Pollack second by Mr. Hlubik moved to accept the conditions as stated. All were in favor, motion carried.

ITEMS NOT ON THE AGENDA

None

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 Ms. Koetas-Dale to adjourn. All were in favor, meeting adjourned at 7:41 PM.

Respectfully submitted,
Aggie Napoleon, Secretary