

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**April 21, 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; Chris Markley; Lido Panfili; Glenn McMahon; Denise Koetas-Dale; Rita Romeu. Absent: Gary Pollack and Aparna Shah. Professional staff present: Doug Heinold Solicitor; Joseph Hirsh, Engineer

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

None

### **MINUTES**

#### February 18, 2020 Regular Minutes

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

### **RESOLUTIONS**

2020-04 RESOLUTION APPOINTING PLANNER FOR THE CHESTERFIELD TOWNSHIP PLANNING BOARD

A motion was made by Mr. Spence, seconded by Mr. Markley to approve Resolution 2020-04. All were in favor, motion carried

### **APPLICATION FOR ACTION**

#### Anthony Serinese 70 Old York Road, Block 700 Lot 1, Bulk Variance

Anthony Serinese was sworn. He testified that he is seeking a bulk variance to add and addition to the right of his existing garage because he needs more room. He stated that the addition will be 15 x 40 for hobby use only. Mr. Kelly mentioned that the existing structure is already larger than what the ordinance allows even though the addition isn't substantial it is larger than permitted. Mr. Hirsh stated that the existing building lot coverage is 4.04 % the permitted coverage is 4% and the proposed coverage is .06% for a total of 4.6%. The existing evergreens and shrubs as screening will be sufficient. Mr. Serinese stated there is adequate utilities already in the existing garage. There will be an overhead door on the exterior of the addition along with a man door from the exiting to the proposed addition. The overhead door will face Old York Road as does the existing. There is an existing concrete driveway and he would add a concrete pad which will connect to the addition. Mr. Serinese testified there will be no commercial use.

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

A motion was made by Mr. Spence second by Mr. Hlubik 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-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Ms. Romeu-yes. All were in favor, motion carried.

## **CORRESPONDENCE**

None

## **DISCUSSION**

Update on Resolution 2020-2-6, Old York Country Club “Area in need of rehabilitation: by the Township Committee.

Mr. Heinold stated that the Planner will be working on a report to submit to the board and which should be completed by May or possibly June. At that point the board will have a discussion on the rehabilitation. Ms. Koetas-Dale mentioned that the Township also passed Resolution 2020-2-5 which is escrow from two developers who have approved Old York County Club. The Resolution is on the Township Website.

## **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 Mr. Davis to adjourn. All were in favor, meeting adjourned at 7:28 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary