

CHESTERFIELD TOWNSHIP PLANNING BOARD

August 18, 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; Denise Koetas-Dale; Gary Pollack; Rita Romeu; Aparna Shah. Absent: Lido Panfili and Glenn McMahan. Professional staff present: Doug Heinold, Attorney; Joseph Hirsh, Engineer.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Ms. Koetas Dale recused herself from the Madison Laske, Jacob Schneider HPC application.

MINUTES

July 21, 2020 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the July 21, 2020 Regular minutes. All were in favor with the exception of Ms. Koetas-Dale who abstained. Motion carried.

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

Chris & Nancy Mrzlijak 1 New Street, Block 301 Lot 7, Main entrance stoop porch

The applicant proposed adding a porch roof and 2 columns, and extending the existing stoop at the main house entrance visible from the intersection of New Street and Main Street. The applicant supplied a representation of the proposed appearance of the addition, with a list of materials. The proposed columns are 6"x6" wood posts, with wooden moldings and trim. The proposed roof is red corrugated metal. The HPC recommends the approval of the addition of the porch roof and columns as proposed by the applicant, as it maintains the character of the home and fits in with the character of the historic district.

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

Dana & Robin Boyadjian 15 Buttonwood Street, Block 200 Lot 2, Replace roof, possibly rotted soffit and other related wood.

The applicant is proposing to replace the roofing on the back first floor section of the house with timberland GAF dimensional shingles in the color of slate, which matches the existing second floor roof. The HPC recommends the approval of this application, as this type of roof is in character with the other homes in the historic district.

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.

Madison Laske/Jacob Schneider 8 Church Street, Crosswicks, Block 200, Lot 12

The applicants disagree with the non-recommendations regarding the windows and the shutters. The Planning Board gives the authorization on the recommendations of the HPC, the Township Committee is where an appeal would go.

The applicant would like to reframe the windows moving them either an inch to the left or right so that they are aligned with the rest of the windows. Add a window to the top left on the second floor because it looks like its missing. The applicant would also like to use board and batten for the shutters as opposed to louver and panel.

The HPC's recommendations are based upon the Secretary of Interior which guides the design features of homes in historic areas.

Windows- HPC recommends denying the proposal to move or add windows to the front elevation based on the Secretary's Standards – *See attached HPC letter.*

Shutters – HPC recommends denying the addition of board and batten shutters based on the Secretary's Standards – *See attached HPC letter.*

Chairman Kelly stated that the examples given by Madison and Jacob in regard to the board and batten shutters are buildings that were used as utility buildings or commercial buildings. Maintaining a historic appearance is very important and it tells a story.

Chairman Kelly would like to recommend that the board accept the recommendations of the HPC memos. Regarding the windows Mr. Hlubik stated that adding the window would make it balance and also would match the houses in town. Chairman Kelly stated that this is a unique house and one the very last homes who's history is told by its appearance from the outside. Windows were put in originally for functional reasons.

Chairman Kelly recommends the board accept the recommendations from the HPC.

A motion was made by Mr. Kelly second by Mr. Pollack to accept the recommendations made by the HPC on both the windows and the shutters.

A roll call vote was taken:

Mr. Kelly-yes; Mr. Spence-no; Mr. Davis-yes; Mr. Hlubik-yes; Mr. Pollack-yes; Ms. Romeu-no; Ms. Shah-no. Motion carried.

Mr. Heinold advised the applicant that if they wish to appeal to the Township Committee the Planning Boards decision, they should reach out to the Secretary and she will walk them through the process.

APPLICATION

None

CORRESPONDENCE

Letter from Thomas and Jennifer Lynch – Request for an extension on their application
The board accepted the request and will extend the application till the September 16, 2020 meeting without re-notice.

DISCUSSION

Amendment to the HPC Application to include wording on the procedure to appeal a denial. Mr. Heinold informed the board that the HPC goes by the recommendations from the Secretary of Interior design standards and then the Planning Board makes the official decision. If the applicant does not agree then they can make an appeal to the Township Committee. Mr. Heinold read the added paragraph to the board.

The board had a short discussion regarding the HPC Standards. It was suggested that having someone from the State HPC give the board some training. If there are any training options the board can look into it and it will help understand the process. Ms. Koetas-Dale stated that the Old York Village the design standards are on the Township's website. A recommendation was made that an awareness letter be sent to the residents in Old York Village informing them of the designs standards.

ITEMS NOT ON THE AGENDA

The board had a brief discussion on properties which are in need of redevelopment as opposed to rehabilitation and what the requirements are for each. Mr. Heinold gave an explanation to the board.

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. Shah to adjourn. All were in favor, meeting adjourned at 8:13 PM.

Respectfully submitted,
Aggie Napoleon, Secretary