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; Aparna Shah: Lido Panfili: Glenn McMahon; Denise Koetas-Dale: Gary Pollack; Rita Romeu; Absent: Albert Paulsson.        Professional staff present: Doug Heinold, Attorney; Joseph Hirsh, Engineer.

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

None

**MINUTES**

September 15, 2020 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the September 15, 2020 Regular minutes.  All were in favor with the exception of Mr. Panfili who abstained.  Motion carried.

**RESOLUTIONS**

2020-09          RESOLUTION OF THE TOWNSHIP OF CHESTERFIELDGRANTING USE VARIANCE APPROVAL TO PERMIT CONSTRUCTION OF DETACHED GARAGE WITH RESIDENTAL APARTMENT USE ACCESSORY TO PRIMARY RESIDENCE WITH CONDITIONS AT 437 ELLISDALE ROAD, BLOCK 301, LOT 19.02.

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve Resolution 2020-09.   All were in favor with the exception of Mr. Panfili and Ms. Koetas-Dale who abstained, motion carried

**HPC APPLICATION FOR ACTION**

Todd & Kathleen Hutchison 455 Main St., Block 300 Lot 9, Remove Kitchen windows on side of house-revision to previously approved application

The applicant is proposing to modify the HPC recommendation and Planning Board approval from the September meeting, and would like to now remove both of the existing first floor windows at the rear-facing right side of the house, and to eliminate the addition of new windows at the location.  Any replacement clapboards will match the existing siding.  The affected area is not visible from the street because it is located behind an existing wing of the house.  The HPC recommends approval of the application.

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

Pocino (Fenick property) 463 Main St., Block 300 Lot 5, Demolish 2 car garage.

The applicant is proposing to demolish the garage in the rear of the house. The garage is not visible from Main Street. The applicant supplied photos showing the deteriorated condition of the building, and showing that the garage is not visible from Main Street. The HPC recommends approval of the application.

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.

Vincent Figueroa 12 Chesterfield-Crosswicks Rd, Block 202 Lot 61.04, looking to enhance electric bills and have some solar panels on house roof and/or garage roof in back.

The applicant is proposing to add solar panels to the rear-facing roof of the house or the side-facing garage roof, depending on the recommendation of the solar company. The HPC recommends approval of the application, and strongly recommends the solar panels to be mounted flush to the roof if placed on the garage.

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

Amanda & Josh Schmalback 5 Buttonwood St. Block 200, Lot 6, Roof Replacement.

The applicant is proposing to replace the roof on the house with Timberline GAF HD shingles in pewter color. The HPC recommends the approval of the application.

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


**APPLICATION**

Joshua Rutkowski-571 CR 528, Block 502, Lot 5.02, Bulk Variance

Mr. Rutkowski was sworn, he testified that he would like to expand his home by 13 foot with an enclosed porch and also to build a shed on the higher part of the property. The shed would be 10 ft. off the back of the property line and 7 ft. from the side yard. Mr. Hirsh stated that the addition would decrease the rear yard setback to 53" where 75" is required. Mr. Hirsh stated 50" setback should be requested to allow for the overhang of the porch. In regard to the shed the ordinance requires accessory structures to have a side yard setback to be 1.5 times the height of the structure. The proposed height is 14' where 21' is required. The applicant is requesting a 7' side yard setback where 21' is required and a rear yard setback of 10' where 21' is required. Mr. Rutkowski stated that there is an open area where the shed would be and there is a tree line buffer between the properties. The well is in the front of the house and the septic is behind the house. The addition is to only expand the rooms no new rooms are being added. The applicant will have to apply to the County Board of Health for the expansion and therefore will need to locate the well and septic. Mr. Rutkowski stated the he has already received approval from the County. The shed will be for lawn equipment only.

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; Ms. Shah-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes; Ms. Romeu-yes; Motion carried.

## CORRESPONDENCE

Letter from Madison Laske & Jacob Schneider, regarding HPC – 8 Church Street.
Mr. McMahon spoke to the applicants and they will be getting together with the HPC, Township Administrator and himself to discuss putting something in the ordinance regarding escrow for appeals. Ms. Koetas-Dale stated that the HPC may want to consider adding an escrow fee to their ordinance.

## DISCUSSION

None

## 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. Romeu to adjourn. All were in favor, meeting adjourned at 7:41 PM.

Respectfully submitted,
Aggie Napoleon, Secretary