

CHESTERFIELD TOWNSHIP PLANNING BOARD

November 17, 2020

The meeting of the Chesterfield Township Planning Board was called to order by Acting Chair Davis at 7:00PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: F. Gerry Spence; Jon Davis; Jerry Hlubik; Aparna Shah; Lido Panfili; Glenn McMahon; Denise Koetas-Dale; Gary Pollack; Rita Romeu; Albert Paulsson. Professional staff present: Doug Heinold, Attorney; Joseph Hirsh, Engineer; Chris Dochney, Planner

Mr. Davis second by Ms. Koetas-Dale made a motion to nominate Ms. Romeu to replace Mr. Kelly as Chairperson. All were in favor, motion carried.

OATH

Mr. Albert Paulsson declared his Oath of Allegiance as 2nd Alternate

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Lido Panfili and Denise Koetas-Dale recused themselves from the Nalbone, Use Variance Application

MINUTES

October 20, 2020 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the October 20, 2020 Regular minutes. All were in favor. Motion carried.

RESOLUTIONS

2020-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING SETBACK VARIANCES FOR HOME EXPANSION AND ACCESSORY DETACHED STORAGE SHED TO JOSHUA RUTOWSKI FOR PROPERTY AT BLOCK 502, LOT 5.02 AT 571 CHESTERFIELD-ARNEYTOWN RD.

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve Resolution 2020-10. All were in favor, motion carried

HPC APPLICATION FOR ACTION

Bob & Lisa Plummer 467A Main St. Block 300, Lot 3.01, Additions to existing home according to plans.

The applicant asked to not be on the agenda so that they can meet with the HPC to discuss the application further.

Joan Wieszczyk 451 Main St., Block 300 Lot 11, Replace block wall.

The applicant is proposing to remove the block wall that was damaged by a drunk driver and replace it with a new wall. The current wall has been deemed unsafe and needs to be torn down. The wall will be replaced with a reproduction block that is almost identical to the original. The block is made by Classic Rock Face Block, Inc. The length and height of the wall will be the same as the original. The HPC recommends the approval of this 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.

Madison Laske/Jacob Schneider 8 Church St., Block 200 Lot 12, Addition.

The applicants requested that the commission revisit their recommendations to the Planning Board regarding the proposed Wood Board and Batten Shutters, the addition of a second floor window on the front of the house, and the reframing and moving of windows and front door on the front of the house to make them symmetrical. The HPC voted to not revisit this part of the application due to its non-recommendation being approved by the Planning Board previously.

The applicant is proposing a second floor addition on the south side of the house, which is continuation of the COA from the October 14th meeting. Additions to the application from the October 14th meeting are as follows:

1. Remove (2) South Side Windows: (1) First Floor, (1) Second Floor (SK-4)
2. Replace Rear Door (36 in. x 80 in. Legacy 4 Lite Half Lite Clear Glass-Fiberglass by Steve's and sons) (SK-5)
3. Remove (2) Rear First Floor Windows/Replace with Rear Door (60 in. x 80 in. 10 Lite Fiberglass Patio Door by JELD-WEN) (SK-5)
4. Add (1) Rear Second Floor Window (SK-5)

The HPC recommends the approval of the addition and the changes to the rear elevation of the house. The HPC recommends that the Planning Board deny the applicants' proposal to remove the first floor and second floor windows on the sought side of the house based on the Secretary of Interior's Standards for the Treatment of Historic Buildings' guideline section dealing with treatment of windows, page 109:

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.

Mr. Davis sent the board the HPC Ordinance to review. He stated that there is criteria that the HPC needs to follow which is listed in the Township Code section. Mr. McMahan stated that all new application that come before the HPC should be reviewed and in this case revisited. By adding the windows it would make it symmetrical. Mr. Panfili stated that the appeal process is very inconclusive and suggest that the Township Attorney and the Planning Board attorney should look into this issue. Mr. Heinold stated that Mr. Gillespie and he are looking into it.

Ms. Kelly, HPC Chairperson informed the board of the HPC's position that they are only an advisory board to the Planning Board and how they base their recommendations is on the Township's Ordinance and the Secretary of Interior's Standards.

Ms. Kelly stated that the technical reason they did not revisit the applications is that

because they are advisory to the Planning Board and the Planning Board had already not approved the shutters and not to add second floor window or reframe windows/front door; it wasn't HPC's position to overturn that decision.

Mr. Heinold stated that he didn't realize that the ordinance did not have an appeal process set in place. As it is stated that if the applicant wishes to appeal they can do so by way of appealing to the Superior Court in Burlington County.

Mr. McMahon stated that the section of the application that was not revisited should not be voted on, only on the addition. Mr. Heinold stated that to be clear when the original decision was made there was an assumption that the applicant could appeal to the Governing Body, however the ordinance has not been revised to date.

The HPC recommends approval for the addition however they do not approve the removal of 2 windows on the South Side of the house. It was suggested to the applicant that they could sheet rock the interior and paint the windows on the outside to free up wall space, to which the applicant stated they would have to look into that because her concern would be how that would look. Mr. Panfili suggested the applicant revised the application to show on the rendering the windows on the south side. Mr. Heinold stated that the application can be voted on as is with conditions of approval.

A motion was made by Mr. Davis second by Mr. Spence to approve the addition and the changes to the rear of the house and deny the removal of 2 windows on the south side of the house as recommended by the HPC. SK-3 recommend approval; SK-4 not recommended for approval; SK-5 recommend approval; SK-6 recommend approval.

A roll call vote was taken:

Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Panfili-no; Mr. McMahon-no; Ms. Koetas-Dale-yes; Mr. Pollack-yes; Ms. Romeu-yes; Mr. Paulsson-no. Motion carried.

APPLICATION

Donna Nalbone-216 Bordentown-Chesterfield Rd Block 600, Lot 6, Use Variance

Mr. Heinold stated that the applicant did not get the notice out in time for November but since re noticed for December

CORRESPONDENCE

Letter from Chesterfield Township Historical Society. Mr. Davis would like to encourage everyone to read it and understand how important the house at the Old York Country Club is and make sure it is preserved. Mr. Spence talked about having a study done on the grounds. The HPC has sent a letter to DEP as will the Environmental Commission.

DISCUSSION

Ordinance 2020-14, Amending Chapter 130-40 of the Township Code to create non-customary accessory uses within the PVD-3 district.

This ordinance would to allow work to live in 3 of the units which will allow someone to be able to live in a space in the area of where they will have retail. Mr. Heinold mentioned that this is in an area where it's residential and commercial already.

A motion was made by Mr. Spence second by Ms. Koetas-Dale to find Ordinance 202-14 in conformance with the Master Plan. All were in favor with the exception of Ms. Shah who abstained. Motion Carried.

ITEMS NOT ON THE AGENDA

None

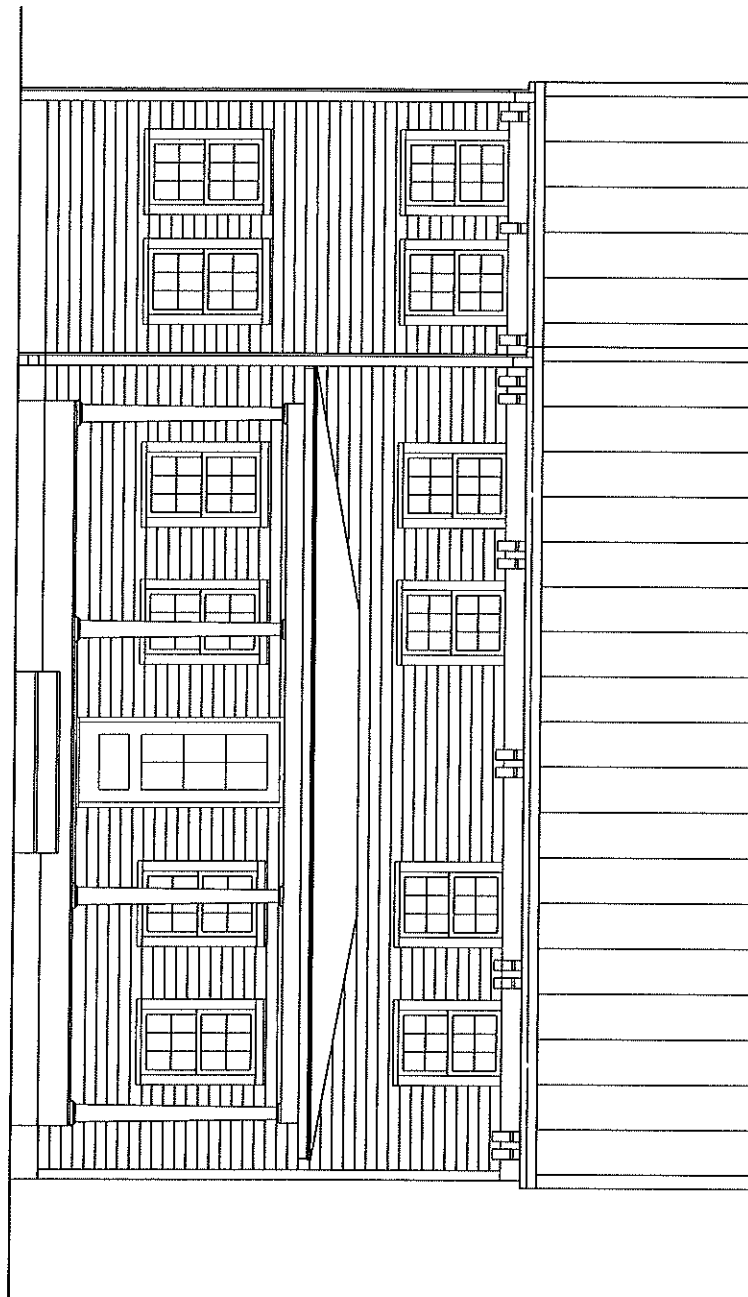
INVITATION FOR PUBLIC COMMENT

Chairperson Romeu opened the meeting for public comment. Hearing none the public portion was closed.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 8:32 PM.

Respectfully submitted,
Aggie Napoleon, Secretary



PROJECT

8 CHURCH STREET
CROSSWICKS, NEW JERSEY 08515

DRAWING

**PROPOSED
FRONT ELEVATION**

SCALE

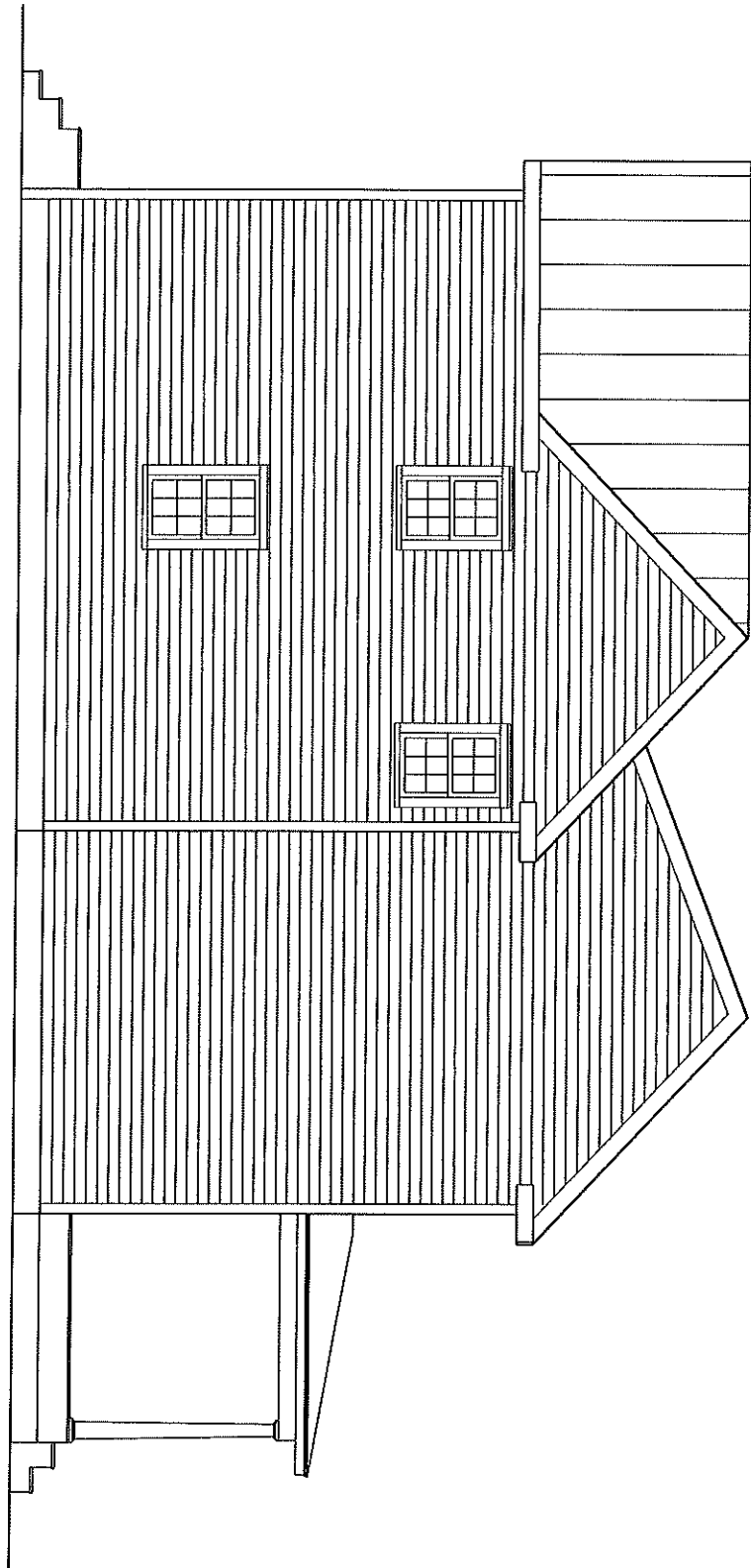
SCALE: 1/4" = 1'-0"

Date **22 OCTOBER 2020**

Drawing No.

- Rev. _____
- Rev. _____
- Rev. _____
- Rev. _____
- Rev. _____
- Rev. _____

SK-3



PROJECT

8 CHURCH STREET
CROSSWICKS, NEW JERSEY 08515

DRAWING

**PROPOSED
SIDE ELEVATION**

SCALE

SCALE: 1/4" = 1'-0"

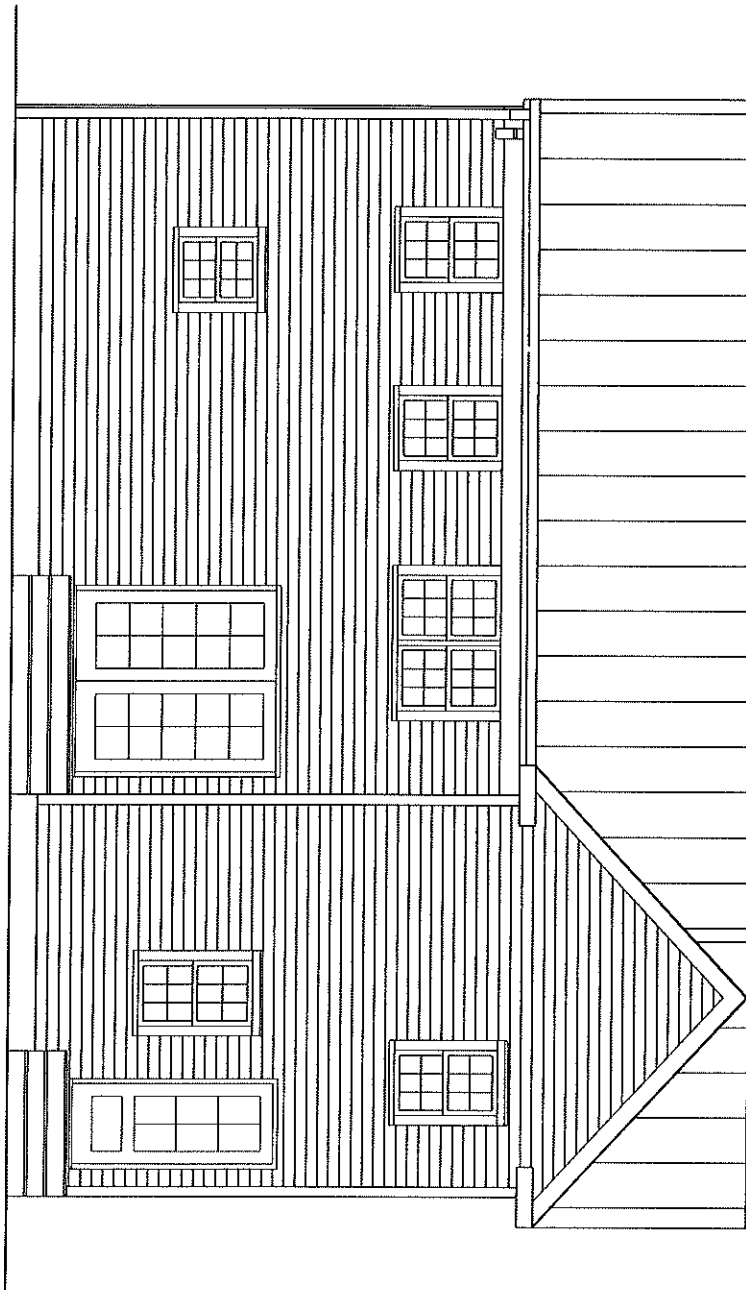
Date 22 OCTOBER 2020

Drawing No.

Rev. _____
Rev. _____
Rev. _____
Rev. _____
Rev. _____
Rev. _____

SK-4

Sheet 4 of 8



PROJECT

8 CHURCH STREET
 CROSSWICKS, NEW JERSEY 08515

DRAWING

**PROPOSED
 REAR ELEVATION**

SCALE

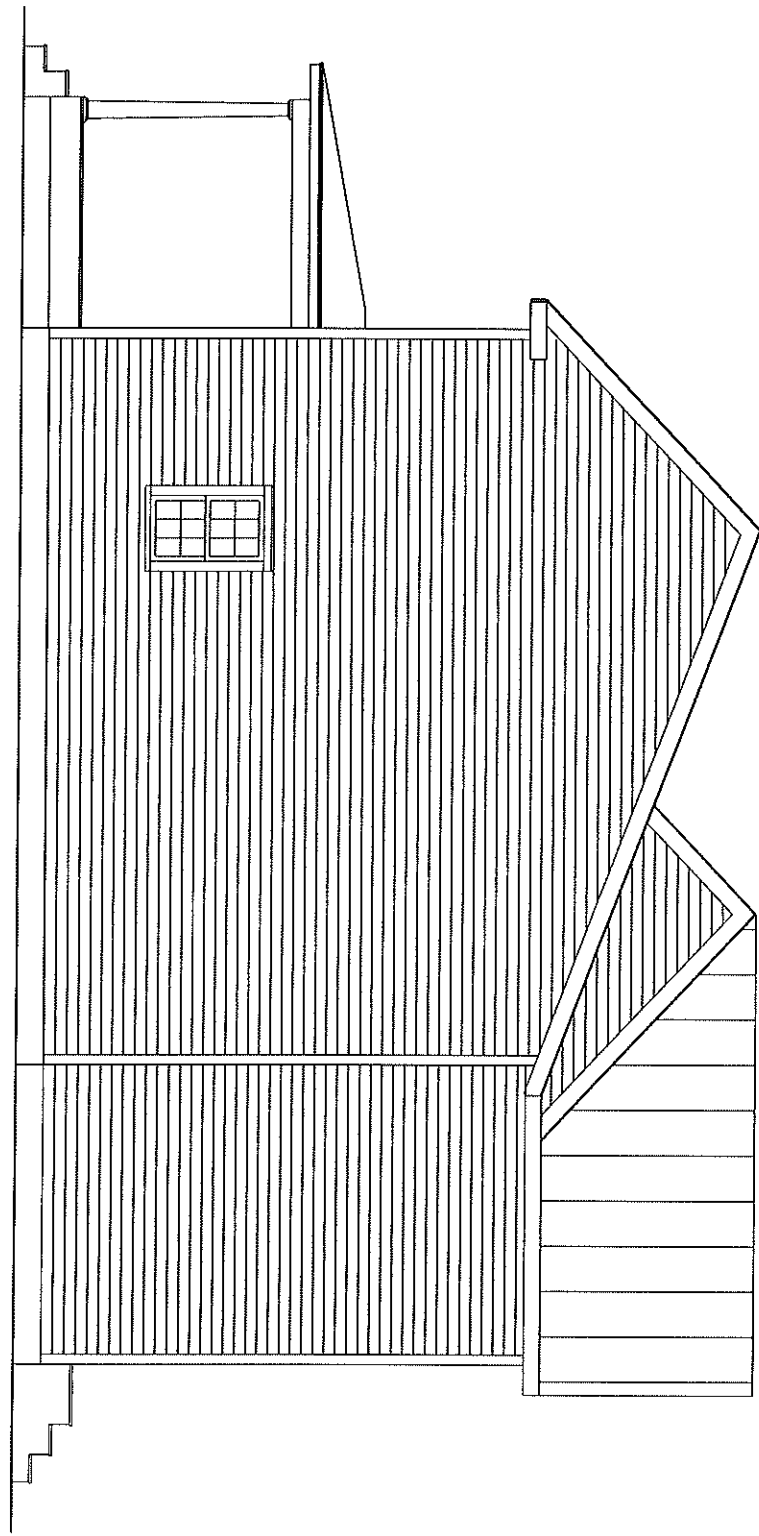
SCALE: 1/4" = 1'-0"

Date 22 OCTOBER 2020

Drawing No.

- Rev. _____
- Rev. _____
- Rev. _____
- Rev. _____
- Rev. _____
- Rev. _____

SK-5

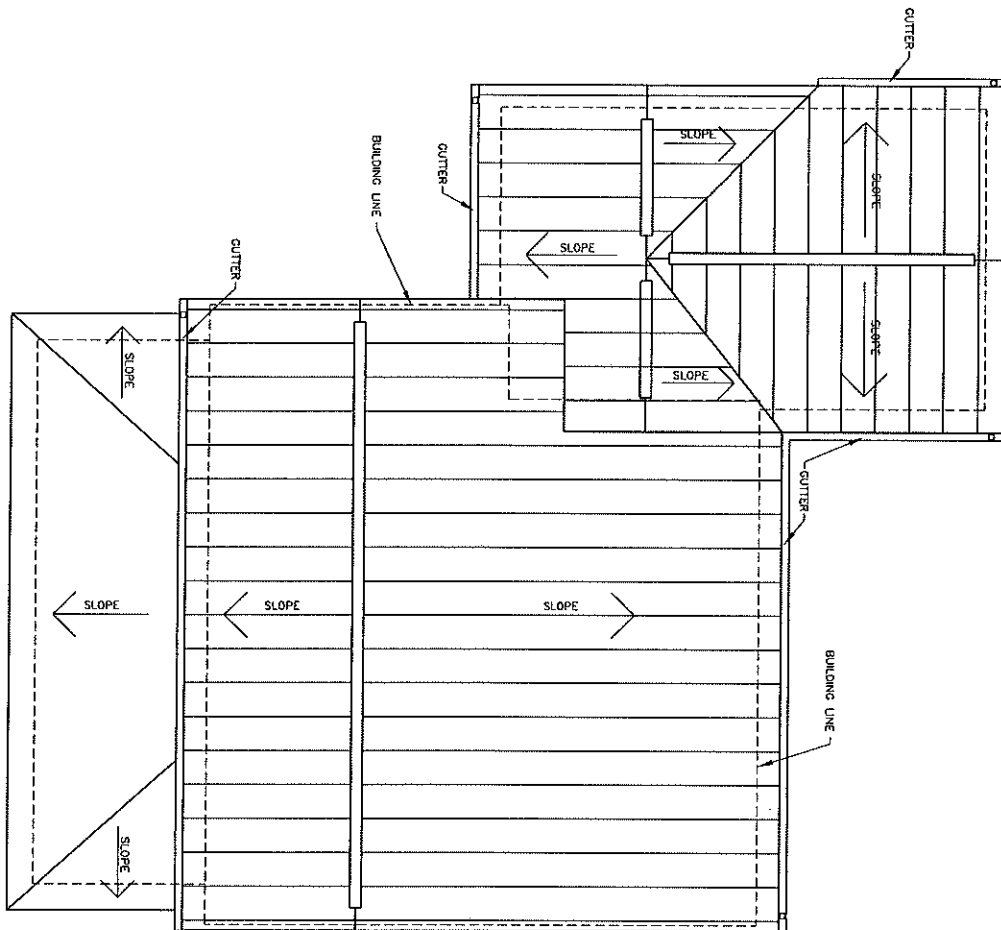


PROJECT
8 CHURCH STREET
CROSSWICKS, NEW JERSEY 08515

DRAWING
**PROPOSED
SIDE ELEVATION**
SCALE
SCALE: 1/4" = 1'-0"

Date **22 OCTOBER 2020**
Rev. _____
Rev. _____
Rev. _____
Rev. _____
Rev. _____
Rev. _____

Drawing No.
SK-6
Sheet 6 of 8



PROJECT

8 CHURCH STREET
 CROSSWICKS, NEW JERSEY 08515

DRAWING

**PROPOSED
 ROOF PLAN**

SCALE

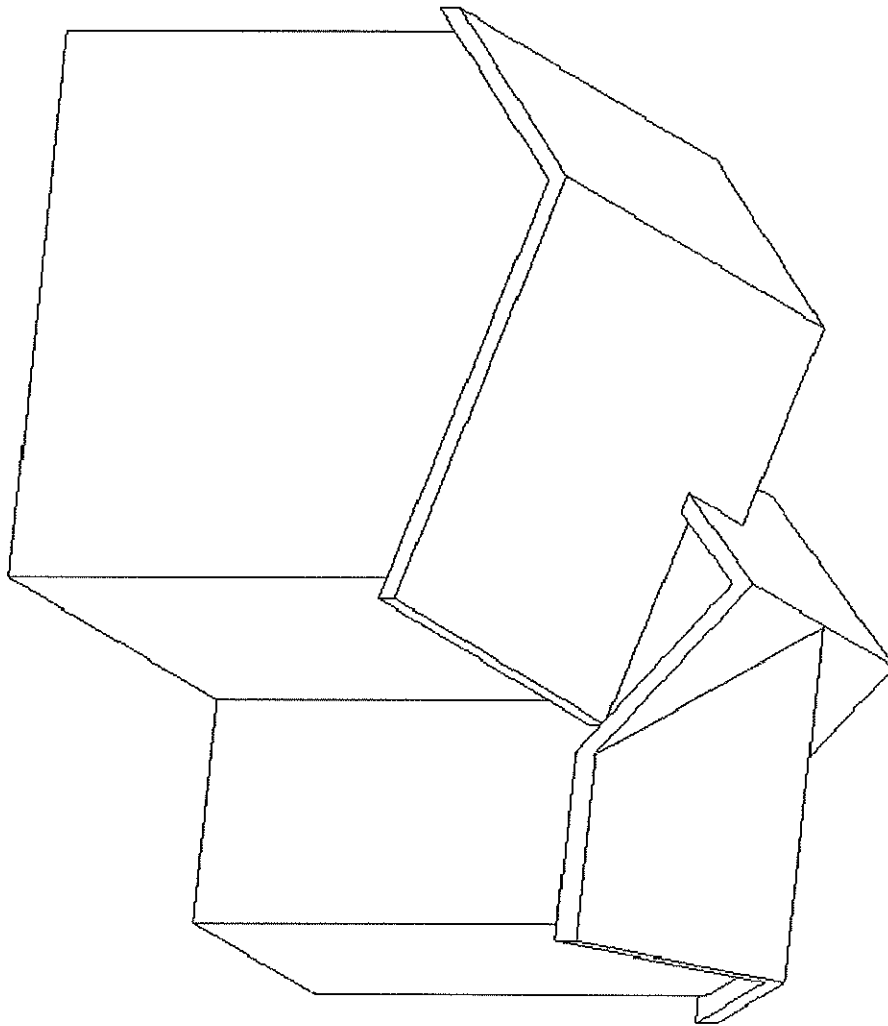
SCALE: 1/4" = 1'-0"

Date **22 OCTOBER 2020**

Drawing No.

Rev.	_____
Rev.	_____
Rev.	_____
Rev.	_____
Rev.	_____
Rev.	_____

SK-7



PROJECT

8 CHURCH STREET
CROSSWICKS, NEW JERSEY 08515

DRAWING

**PROPOSED ROOF
AXONOMETRIC VIEW**

SCALE

NO SCALE

Date **22 OCTOBER 2020**

Drawing No.

Rev. _____
Rev. _____
Rev. _____
Rev. _____
Rev. _____
Rev. _____

SK-8

Sheet **8** of **8**