

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 16, 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; Lido Panfili; Glenn McMahon; Denise Koetas-Dale; Gary Pollack; Aparna Shah. Absent: Chris Markley and Rita Romeu. Professional staff present: Doug Heinold Solicitor; Chris Dochney, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

May 19, 2020 Regular Minutes

Ms. Koetas-Dale asked that the minutes reflect more detail regarding the discussion on the criteria for the Old York Country Club Rehabilitation. The secretary will add into the minutes the portion of Mr. Heinold's memo that was sent to Mr. Gillespie; to include more specifically the reason criteria 1 wasn't a sufficient basis and that criteria 5 alone could satisfied the rehabilitation determination. The secretary will also attached the memo to the May 19, 2020 minutes.

A motion was made by Mr. Spence seconded by Ms. Shah to approve the May 19, 2020 Regular minute with the addition. All were in favor. Motion carried.

RESOLUTIONS

2020-07 RESOLUTION RECOMMENDING AREA IN NEED OF REHABILITATION DESIGNATION TO THE TOWNSHIP COMMITTEE. OLD YORK COUNTRY CLUB AREA, BLOCK 700, LOT 2.01.

A motion was made by Mr. Spence, seconded by Mr. Davis to approve Resolution 2020-07. All were in favor with the exception of Mr. Panfili and Ms. Koetas-Dale who abstained. Motion carried

A motion was made by Mr. Spence second by Mr. Panfili to include the Schumm HPC application to the agenda. All were in favor. Motion carried.

Vice Chairman Davis went through the HPC applications:

HPC APPLICATION FOR ACTION

Timothy & Desiree Little 9 Buttonwood Street, Crosswicks, Block 200, Lot 4

The applicant proposes to replace the roof of the residence and a detached adjacent garage. The roofing material proposed for the gabled roof section of the house and the garage is Certain Teed Landmark Pro Lifetime Dimensional Shingles in High Definition Burnt Sienna. The proposed material for the rear flat roof section of the residence is

Certain teed FlintLastic SA Base Sheet and Cap Sheet Modified Bitumen Membranes.

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

Mr. Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes. Motion carried.

Diana & George Schumm 17 Chesterfield=Georgetown Rd., Block 900 Lot 14.07

The applicant requested a change to a prior approval (May 2020) of new house constructing on Chesterfield-Georgetown Road. The applicant asked to use red brick for the front elevation of the new home. In May, the Planning Board approved a substitution (SmartSide cementitious siding) for previously approved HardiPlank siding on the front elevation of the home. The Schumm's are now requesting approval for changing the front siding to full-sized red brick. The Schumm's will use one of the 6 colors of red brick that were previously approved by the Planning Board in the design standards for Old York Village. The HPC suggested that the Schumm's look at the example of the brick home at the corner of Route 528 and Chesterfield Georgetown Road for an example of appropriate brick window construction.

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

Mr. Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes. Motion carried.

Richard & Renee Breece 428 Ellisdale Road, Block 302 Lot 4.01

The applicant submitted an emergency COE for the replacement of a damaged roof on the residents' home. The roof had been damaged in a storm the previous week and water was leaking into the home. The applicant had the roof replace with Timberline Shingles.

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

Mr. Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes. Motion carried.

CORRESPONDENCE

None

DISCUSSION

Ordinance 2020-8 Establishing a Temporary Process for permitting Outdoor Dining. Mr. Heinold stated that the Governor has allowed outside dining due to the pandemic. He is allowing individual establishments to work through the process. The board agreed that the Ordinance is not inconsistent with the Master Plan and the temporary process is conforming.

Request for Extension, The English Group LLC, 182 Bordentown-Crosswicks Rd., Block 108 Lots 2.01 & 2.06.

The applicant received a requested by the DEP to provide additional information regarding their Fresh Water Wetlands Individual Permit. They are asking the board for a

one year extension on their approved Use Variance, Subdivision and Site Plan approval.

A motion was made by Mr. Spence second by Mr. Hlubik to approve the one year extension. A roll call was taken:

Mr. Kelly-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Mr. Panfili-yes; Mr. McMahon-yes; Ms. Koetas-Dale-yes; Mr. Pollack-yes; Ms. Shah. 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. Shah to adjourn. All were in favor, meeting adjourned at 7:21 PM.

Respectfully submitted,
Aggie Napoleon, Secretary