

CHESTERFIELD TOWNSHIP PLANNING BOARD

October 19, 2021

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

Roll call was taken showing present: Aparna Shah; F. Gerry Spence; Gary Pollack; Gerard Hlubik; Peter Brittain; Michael Nei; Glenn McMahon; Belinda Blazic; Lido Panfili; Mathew Harned; Albert Paulsson. Professional staff present: Doug Heinold, Solicitor; Joe Hirsh, Engineer

OATHS

Peter Brittain declared his Oath of Allegiance. Mr. Brittain was appointed as Class IV for a one year term.

Matthew Harned declared his Oath of Allegiance. Mr. Harned was appointed as 1st Alternate for an unexpired term.

DESIGNATIONS OF CHAIR

A motion was made by Mr. Panfili second by Mr. Spence to nominate Ms. Shah as Board Chair. All were in favor, motion carried.

A motion was made by Mr. Panfili second by Mr. Pollack to nominate Mr. Nei as Board Vice-Chair. All were in favor, motion carried.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mr. Panfili recused himself from all HPC applications

MINUTES

September 21, 2021 Regular Minutes

A motion was made by Mr. Spence second by Mr. Pollack to approve the September 21, 2021 minutes. All were in favor with the exception of Mr. Hlubik and Mr. Nei who abstained; motion carried

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

Frank Angelucci 14 Church St. Window replacement, renovate kitchen (2 windows covered).

Applicant proposes to cover two kitchen windows with wood siding; repair roof over kitchen; re-stucco the foundation with brick pattern stamp similar to the other house Dr. Garwood built on Church Street; repoint the chimney; replace doctor's office windows with full size replacement windows. Since these windows are not on the primary elevation and are not readily visible from the street, the windows may have muntins between the glass to match the other replacement windows in the original structure. The HPC unanimously recommends approval of the application.

A motion was made by Mr. Pollack second by Mr. McMahon to approve the Frank Angelucci HPC application.

A roll call vote was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned -yes. All were in favor, motion carried.

Timothy & Desiree Little 9 Buttonwood Street, Replace roofing and gutters on outbuilding.

Applicant seeks to repair existing metal roofing, gutters and downspouts on a two story frame outbuilding on site which was constructed in the 1920's. The repair materials are an in-kind replacement and are recommended for approval by the HPC.

A motion was made by Mr. Spence second by Mr. Pollack to approve the Timothy and Desiree Little HPC application.

A roll call vote was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned -yes. All were in favor, motion carried.

Scott & Caroline Buchanan 464 Main St., Replace main roof of house with architectural asphalt roof.

Applicants requested to replace the existing asphalt shingle roofing on the main residential dwelling with architectural asphalt shingles. The Commission recommends approval of the application.

A motion was made by Mr. Spence second by Mr. Pollack to approve the Scott & Caroline Buchanan application.

A roll call vote was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned -yes. All were in favor, motion carried.

Brian & Susie Mahon 16 Chesterfield-Crosswicks Rd., Dented, damaged, missing and faded aluminum siding to be replaced with vinyl siding.

The project scope entails the removal of the remaining damaged and dented aluminum siding and replacing same with new vinyl siding. The use of vinyl siding which is not a siding material normally acceptable in the historic district was approved due to the relative new age of the residential dwelling (classified as an intrusion) and that the new siding will match what had been previously installed. The Commission recommends approval of the application.

A motion was made by Mr. Spence second by Mr. Pollack to approve the Brian & Susie Mahon application.

A roll call vote was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned -yes. All were in favor, motion carried.

Peter Mwashimba 18 Crosswicks-Chesterfield Road., Change siding on the house (wood to vinyl)

Mr. Mwashimba not knowing his home was in the Historic District replaced his wood

siding with vinyl. Mr. McMahon stated that this house like his neighbors is relatively new; built in the 1950's with no historic significance and therefore the board can disagree with the HPC's recommendation to not approve the material used for the siding.

A motion was made by Mr. Pollack second by Mr. McMahon to approve the vinyl siding. A roll call vote was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned -yes. All were in favor, motion carried.

Madison Laske/Jacob Schneider 8 Church St., Realignment of four existing windows, realignment of existing front door, add a window to the 2nd story southern most bay, removal of one 1st floor south facing window and one 2nd story south facing window, use an 1830's front door from Hunterdon County.

Mr. McMahon stated that the applicants have been before the board before. They did alterations that were not approved the first time. The HPC did not review the application again it was just sent to the Planning Board. The work on the house that has already been done had not been approved. Mr. Heinold stated that the applicant has filed a new application and that is what is before the board.

Mr. Peter Chacianas, Attorney for the applicant stated that the applicants were looking for a Historic home with character to which they found. They would simply like to add to the story of this home. Exhibit A-1 was marked; 7 photos of the home.

Ms. Jennifer Stark, Historic Preservation Expert; Madison Laske and Jacob Schneider were sworn. Ms. Stark is a license architect in New Jersey and holds a master's degree in Historic Preservation. She went through her letter dated September 20, 2021 pointing out that the Secretary of Interior Standards is what the Township based the guidelines from and the interpretation is not black and white and in some cases consideration should be given. She believes that the applicant is following the Secretary of Interior Standards and is keeping the integrity of what is proposed. She believes keeping the windows and the door aligned would be aesthetically pleasing. Ms. Stark read through the objectives in Chesterfield Township Chapter 123 Historic Preservation listed in her letter on pages 3 and 4. Mr. Schneider stated that the house was built in segments, the center post was off center approx. 18 inches and at that time they didn't have the know how to realign the door. He stated that the proposed windows are the exact specification of the original sash.

A motion was made by Mr. Spence second by Mr. Pollack to open the meeting for public comment.

Debra Kelly-79 South Main Street, Lambertville. Ms. Kelly is speaking as a Historic Preservation Professional with a master's degree in Historic Preservation. Exhibit P1, resume', was marked. Ms. Kelly disagrees with Ms. Stark's interpretation of the principles of Chesterfield Township's Historic Preservation Ordinance. The ordinance that is currently in place are the standards that the HPC went by when making their recommendation. In regard to Ms. Starks letter for the addition of one 2nd story window Ms. Kelly quoted from the Secretary of Interior Standards pages 102 and 109 addressing windows; states it is not recommended to change number, location or size on primary visual elevations. In her opinion by adding windows and changing the semantical location for aesthetic purposes does not meet the standards that are address on pages 102 and 109.

Herb Ames-10 Old York Road. Mr. Ames has lived in town for 56 years, there is a young couple that want to bring an old home to standards to the best of their ability that

said he asked the board to keep an open mind.

Susie Mahon-16 Chesterfield-Crosswicks Road. Ms. Mahon walks the town daily and this young couple has taken a home that was in disrepair and are making it look better and will also meet their needs. She asked the board to consider allowing the window to be put in.

A motion was made by Mr. Spence second by Mr. Pollack to close public comment.

Ms. Stark stated that the Secretary of Interior Standards are clear that there is a need for individual interpretation.

A motion was made by Mr. McMahon second by Mr. Spence to approve the Laske/Schneider application.

A roll call vote was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Harned -yes. All were in favor, motion carried.

APPLICATIONS FOR ACTION

Aparajit Shrivastava – 47 Recklesstown Way, Bulk Variance

Mr. Shrivastava was sworn. He would like to install a fence in his backyard. The recommendation from the Township Engineer is to set it back 5 ft. He would like to ask that it be reduced to 2 ft. because his yard is very small.

Mr. Hirsh went through his review letter dated September 27, 2021. The applicant is requesting a 5 ft. high fence 4 ft. solid and 1 ft. lattice. The property is a corner lot with two frontages, the variance is for the front yard setback where 4 ft. high fence is permitted. Along Preservation Blvd. there is a 5 ft. wide street tree easement and fences are not permitted therefore a 5 ft. set back would be required. On the east side of the property there is a 20 ft. wide utility easement, fences are permitted as long as it meets the requirements of the fence and easement process which is outlined in his letter. In regard to the site triangle backing out of the neighbor's driveway with a 5 ft. set back there would be approximately 11 ft. so there would be no issue. Mr. McMahon stated in the utility easement the fence that is in that area must be an open type of fence so that it is visible for inspections based on the Township Ordinance. The applicant can fill out a fence permit application for use in easements. A deed would be created as a license agreement. If approved the conditions are the fence will be 5 ft. off the easement along Preservation Blvd. and the part of the fence that extends across the utility easement and connects to the neighbors fence is subject to filing the fence permit for use in an easement.

A motion was made by Mr. Spence second by Mr. Hlubik to open for public comment. Hearing none, a motion was made by Mr. Spence second by Mr. Pollack to close public comment.

A motion was made by Mr. Spence second by Mr. Pollack to approve the application with the conditions stated.

A roll call was taken: Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Panfili -yes. All were in favor, motion carried.

CORRESPONDENCE

None

DISCUSSION

Ordinance 2021-19 “amending section 130-20 “Area, Yard and Bulk Requirements”, for the Village District

Mr. Heinold stated that this ordinance will increase the lot size in the Village District. Mr. Dochney’ s letter to the board dated October 14, 2021 reviewing the ordinance found it to be consistent with the Master Plan.

A motion was made by Mr. Hlubik second by Mr. Pollack to find the ordinance consistent with the Master Plan.

A roll call was taken: Ms. Shah-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Panfili –yes; Mr. Harned-yes. All were in favor, motion carried.

INVITATION FOR PUBLIC COMMENT

A motion was made by Mr. Spence second by Mr. Pollack to open to public comment, all were in favor, motion carried. Hearing none a motion was made by Mr. Spence second by Mr. Pollack to close public comment.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 8:42 PM.

Respectfully submitted,
Aggie Napoleon, Secretary