

CHESTERFIELD TOWNSHIP PLANNING BOARD

April 20, 2021

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

Roll call was taken showing present: Rita Romeu; F. Gerry Spence; Jon Davis; Jerry Hlubik; Aparna Shah; Gary Pollack; Belinda Blazic; Lido Panfili; Michael Nei and Albert Paulsson(7:15). Absent: Glenn McMahon. Professional staff present: Doug Heinold Solicitor; Joseph Hirsh, Engineer and Chris Dochney, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Ms. Romeu recused herself from the Plotkin Bulk Variance application.

Mr. Panfili recused himself from the Traditions Revised Site Plan application.

MINUTES

March 15, 2021 Regular Minutes

Mr. Panfili asked that the minutes need to be revised to correct a miss quote he made regarding the Old York County Club Rehabilitation. Mr. Heinold stated he would work with the secretary to correct the minutes.

RESOLUTIONS

2021-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO FRANK IPPOLITO, FOR PROPERTY AT 296 SYKESVILLE ROAD, BLOCK 1102, LOT 15.

A motion was made by Mr. Pollack, seconded by Ms. Shah to approve Resolution 2021-08. A roll call vote was take:

Ms. Romeu-yes; Mr. Spence-yes; Mr. Davis-abstain; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Ms. Blazic-yes; Mr. Panfili-yes; Mr. Nei-yes. Motion carried.

2021-09 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD USE VARIANCE APPROVAL TO LAWRENCE KUSER, FOR PROPERTY AT 142/144 BORDENTOWN-GEORGETOWN ROAD, BLOCK 800, LOTS 1.01 & 1.05.

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve Resolution 2021-09. A roll call vote was take:

Ms. Romeu-yes; Mr. Spence-yes; Mr. Davis-abstain; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Mr. Nei-yes. Motion carried.

HPC APPLICATION FOR ACTION

Fenick 463, LLC 463 Main St. Renovate 463 Main St., construct two new homes at Blocks 5.03 & 5.04

The applicant proposes renovations/repairs on the old Fenick house at 463 Main Street, Crosswicks. The Commission voted unanimously to recommend to the Planning Board approval of the renovations/repairs outline in the very detailed COA application, with the following stipulations/specifications:

- All replacement windows on the front elevation to be six-over-six. While the windows on the first floor are two-over-two currently, the applicant provided ample evidence that the original windows would have been six-over-six.
- Shutters to be paneled on the first floor and louvered on the second and are to be only on the front of the house, per applicant's request.
- Replacement front porch railing to have square spindles.
- Siding to be smooth finish with six-inch reveal with four-inch corner boards.
- The window above the front door is to be resized to match the other windows on the second floor. The applicant provided ample evidence that this was the original window size and placement.

The applicant proposes to build homes on Lots 5.03 and 5.04 facing New Street, Crosswicks. The Commission voted unanimously to recommend to the Planning Board approval of the new construction, with the following stipulations/specifications:

- Front doors are to have divided lights above panels and the sidelights are to be divided.
- The brick home should have a delineation between where the foundation and the brick façade meet.
- The space between the fireplaces and the ground should be addressed so they don't appear to be floating in space.

A motion was made by Mr. Spence second by Mr. Hlubik to approve the HPC Fenick 463, LLC application. A roll call vote was taken:

Ms. Romeu-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Ms. Blazic-yes; Mr. Panfili-yes; Mr. Nei-yes. All were in favor, motion carried.

Jennifer Schimpf 16 Chesterfield-Georgetown Rd., Remove and replace shingles, remove and replacement of front door.

Applicant proposes to replace shingles with IKO dynasty dimensional shingles in Frostone Grey. Also, the applicant proposes replacing the front door.

The Commission voted unanimously to recommend to the Planning Board approval of the application.

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

Ms. Romeu-yes; Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Ms. Blazic-yes; Mr. Panfili-yes; Mr. Nei-yes. All were in favor, motion carried.

APPLICATIONS FOR ACTION

Chad Plotkin 435 Ellisdale Road, Block 301 Lot 19.03, Bulk Variance

Madam Chair Romeu recused herself, Madam Vice Chair Shah took over the meeting.

Mr. Plotkin was sworn. Mr. Plotkin is proposing to add approx. 424 square feet of paver and patio work to install a walkway around the pool and add a concrete pad to install a 12'x16' shed. The accessory building lot coverage is a maximum of 4% the applicant is proposing to add 6.2%. Mr. Plotkin testified that there is 75 feet from the shed to the septic bed. The height of the shed is 10.5' and therefore there is ample space and is not too close to the septic bed. Very little impact of drainage slopes to the North West side of the property which slopes towards the driveway. Mr. Plotkin stated that he believes there will be no impact to his neighbors on either side.

Mr. Hirsh stated that all his concerns in his review letter have been answered.

Madam Vice Chair Shah opened the meeting for public comment. Hearing none, a motion was made by Mr. Spence second by Mr. Pollack to close public comment, all in favor, motion carried.

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

Mr. Spence-yes; Mr. Davis-yes; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Ms. Blazic-yes; Mr. Panfili-yes; Mr. Nei-yes. Motion carried.

Madam Chair Romeu returned to the meeting

Traditions at Chesterfield Old York Village, Block 206, Lots 24.01, 25.01, 25.02.

Linda Osman, Attorney stated the Township Engineer met with head of maintenance, a member of the community and a member of the Environmental Commission. A revised plan was drawn up and the residents made changes to that plan. Mr. Sahol was sworn. Mr. Sahol gave an overview of the application. Working with the Engineer, Public Works and the developer to revise the park on Olivia Way to come up with a less burdensome maintenance for the 5 person public works department. Ms. Ryan a professional landscaper designer worked with Public Works and the Engineer and she considered the comments and concerns of the residents. She then proposed a plan that the Township would be able to manage and also be respectful to the residents. Mr. Sahol explained the types of trees that are proposed. The corners will be an entering point with a stepping stone effect. The entire park will be accessible to walk in and out of. Along the back side will be Holly trees which could reduce the headlights from Bunting Drive. The play area will be at one end with open space in the middle. Madam Chair Romeu asked about Phase 2, Mr. Sahol stated that it was in the original plan as a sitting area or garden area. A structure like a gazebo could be added in the future however the town doesn't have the ability to fund it at this time. This is project that could be looked into by applying for a grant from the County.

Mr. Hirsh stated that they didn't have a plan from Ms. Ryan at the time they met with the residents. At the time of the meeting they didn't get a list of specific requirements from the residents. The sidewalks and materials were not discussed nor was phase 2.

Mr. Heinold informed the board that there are no variance issues; no design criteria and no relief that the developer is asking for. The board will make the determination if they are satisfied with the proposed revision to the site plan.

Madam Chair Romeu opened the meeting for public comment.

Brett Anderson, 62 Brookdale Way. Mr. Anderson expressed concern that this was introduced to the residents at the last minute. On behalf of some residents they have spoken to an attorney and would like to request time to be able to hire a professional planner. The community is not satisfied with the proposal and request more time to have community input.

Anges Marsala, 42 Cromwell Drive. Ms. Marsala stated that the Township asked the developer to change the site due to the cost. The cost of mulch and landscaping she believes wouldn't be an issue in a wooded lot. She suggested plant the trees and let it go.

Wesley Fine, 50 Olivia Way. Mr. Fine asked how the gazebo in Phase 2 would be funded. Mr. Sahol stated that the town would like to fund phase 2 through a grant that develops parks which the county offers. There are also other grant programs in New Jersey that the town could look into. Mr. Fine asked how much of the allocated funds were being used out of the original budget for the revised plan. Mr. Sahol stated that the project initially cost 44,000-45,000 the project now would come in at 25,000 to 30,000. Mr. Sahol stated the town is committed to making the project suitable for the residents.

Lisa Wancowicz, 1 Rulon Way. Ms. Wancowicz stated that the residents need more time to review the plan so that everyone can come to an agreement. She would like the board to delay the vote.

Clement Ndegwa, 31 Brookdale Way. Mr. Ndegwa met with Mr. Hirsh and Mr. Ulsher and at that point no plan was describe to them at the meeting. At the meeting they were told that they would be given a park that would be like or close to the other parks in the Village. The proposed plan doesn't come close to any of the other parks, the residents made adjustments that were given back to the Township. They would like to seek guidance from a professional so there can be some give and take. He asked the board to postpone the vote.

Mukund Radhakrishnan, 108 Applegate Way. Mr. Radhakrishnan stated that the community is not happy and he is also requesting more time to review the plan.

Ms. Srinivasan, 60 Applegate Way. Ms. would like to work with the Township so all parties can agree. She asked the board to postpone the vote for more time.

Noah Freiberg, 46 Olivia Way. Mr. Freiberg believes both sides have the best of intentions. As far as the gazebo for next year, no one knows what could happen next year as far as budget goes, things can change. The Planning Board is set up to protect the residents. He not only would like more time but would like the process to go through the Planning Board to protect the best interest of the residents.

Hearing no further public comment, a motion was made by Mr. Pollack second by Ms. Shah to close public comment. All were in favor, motion carried.

Madam Chair Romeu stated that all the parks are different and that's a nice thing. She stated that Ms. Ryan and the others came up with a nice plan and better than the original. She believes it is very functionable. She asked Mr. Sahol to clarify the time line for residents to review. Mr. Sahol stated that Ms. Ryans plan was sent to the resident's representative 7 days prior to the meeting.

Ms. Blazic agrees that all the parks are different. There is always new growth and expansions in the parks and she believes that will continue throughout all the parks. She believes phase 2 will happen. She is impressed with the plan Ms. Ryan has proposed.

Mr. Hlubik stated that it was a good plan and there is always room for improvements, it's not a forever plan.

Ms. Shah stated that the parks vary and there is always enhancements to the parks happening. She is saddened when parks are not maintained, safety is the top priority and cost is a factor of maintaining.

Mr. Pollack stated the plan is excellent, the species of trees are fitting and useful for a park setting, it's a well thought out plan.

Mr. Nei agrees with the improvements, he asked Mr. Sahol if this would all be done as phase 1 and be completed by spring. Mr. Sahol informed him that that it is the intention, the goal is to have it complete this year.

Mr. Spence second by Mr. Pollack to approve the application. A roll call was taken:

Ms. Romeu-yes; Mr. Spence-yes; Mr. Davis-abstain; Mr. Hlubik-yes; Ms. Shah-yes; Mr. Pollack-yes; Ms. Blazic-yes; Mr. Nei-yes. All were in favor, motion carried.

CORRESPONDENCE

None

DISCUSSION

None

INVITATION FOR PUBLIC COMMENT

A motion was made by Mr. Spence second by Ms. Shah to open to public comment, all were in favor, motion carried.

Brett Anderson, 62 Brookdale Way, Mr. Anderson expressed disappointment that the issue was not that all parks are different or the design of the park, but that the community didn't have the opportunity to have input. The community was not properly involve and were not listen to.

Agnes Marsala-42 Cromwell Dr. Ms. Marsala talked about the Old York County Club and urges the board to not change the zoning.

Herb Ames, 10 Old York Road. Mr. Ames asked if there was a status on a time line for the circle at Old York Road and Margerum Road. Mr. Sahol will have to consult with the Burlington County Engineers Office for that answer.

Lauren D'Amato, 73 Harker Road. Ms. D'Amato ask if the zoning would have to be changed from Ag to something else and if so would it be consistent with the Master Plan. Mr. Heinold explained that there is nothing before this board. At a public hearing the board recommended to the Governing Body that the site be an area of rehabilitation. Nothing has come back to this board. Anything further would need a redevelopment plan which would be introduce by the Governing Body and referred to the Planning Board to determine if consistent with the Master Plan; then it would go back to the Governing Body for a second reading and public hearing.

James Codella, 470 Main Street. Mr. Codella asked if the board was still talking about the increase in lot sizes in Crosswicks, Mr. Heinold stated if Mr. Panfili believes that the Township Committee wants the Planning Board to move forward with the zoning

revision, Mr. Dochney will need to do a zoning analysis. Mr. Panfili will verify with the committee formally at the next meeting.

Lori Their, 153 Chesterfield-Crosswicks Rd. Ms. Their asked the board if they had read the area in need of rehabilitation study. Mr. Heinold stated that there is nothing before the board also there are a number of members that were not on the board at that time.

Hearing no further public comment, a motion was made by Mr. Spence second by Ms. Blazic to close public comment. All were in favor, motion carried.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 8:44 PM.

Respectfully submitted,
Aggie Napoleon, Secretary