

CHESTERFIELD TOWNSHIP PLANNING BOARD

August 17, 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: Jon Davis; Jerry Hlubik; Aparna Shah; Belinda Blazic; Lido Panfili; Michael Nei. Absent: Rita Romeu; Jerry Spence; Gary Pollack; Glenn McMahon and Albert Paulsson. Professional staff present: Doug Heinold Solicitor

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mike Nei recused himself from the Eric Mandrackie application.

MINUTES

July 20, 2021 Regular Minutes

A motion was made by Mr. Davis second by Mr. Hlubik to approve the July 20, 2021 minutes. All were in favor with the exception of Mr. Panfili who abstained; motion carried

RESOLUTIONS

2021-14 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO ERIC MANDRACKIE FOR PROPERTY AT BLOCK 202.09, LOT 2 AT 12 WRIGHT DRIVE

A motion was made by Mr. Hlubik seconded by Ms. Blazic to approve Resolution 2021-14. A roll call vote was take:

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

HPC APPLICATION FOR ACTION

Martin & Sharon Galullo 6 New Street. Re-building front porch, railings & columns.

Applicant proposes to remove wood decking and replace with like material; remove wood railing and replace with like material; demo columns down to framing and rebuild; remove clapboard siding on "A" above porch and replace with shakes; rebuild square columns up half-height with shakes on them; have tops of columns be square tapered; remove pergola and rebuild with like materials; and pant everything the same colors.

As this house is the only extant Montgomery Ward catalog home in the historic districts and the applicant is seeking to restore the home to approximately its original appearance, the HPC recommends approval of the application with the following specifications/stipulations: The applicant would like to use CertainTeed Cedar Impressions vinyl shakes. The HPC recommends approval of only natural wood shakes and straight, rather than staggered, shingles would be more historically correct.

Mr. Galullo stated he was not happy with the HPC's recommendations however at this

point he just wants to get his porch fixed.

A motion was made by Mr. Davis second by Mr. Hlubik to open the meeting for public comment, hearing none; a motion was made by Mr. Davis second by Mr. Hlubik to close public comment.

A motion was made by Mr. Hlubik second by Mr. Davis to approve the Martin & Sharon Galullo HPC application.

A roll call vote was taken: Mr. Davis-yes; Mr. Hlubik-yes; Ms. Shah-yes; Ms. Blazic-yes; Mr. Panfili-abstain; Mr. Nei-yes. All were in favor, motion carried.

APPLICATIONS FOR ACTION

- None

CORRESPONDENCE

- None

DISCUSSION

Ordinance 2021-12 “Alternative Track Bulk Variance” and amending the fee schedule under Chapter 110.

Mr. Panfili explained to the board the Ordinance. After a short discussion the board found the Ordinance to be in conformance with the Master Plan

A motion was made by Mr. Davis second by Ms. Blazic to recommend the Township Committee adopted Ordinance 2021-12. All were in favor with the exception of Mr. Panfili who abstained, motion carried.

INVITATION FOR PUBLIC COMMENT

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

Valerie Jones-21 Buttonwood Street. She gave Mr. Heinold her written statement of what she was going to express to the board. She then asked the board why the stop work order was issued. Mr. Panfili went through the sequence; the application was submitted, it was reviewed by HPC, HPC met with the applicant 3 or 4 times and could not come to an agreement. The HPC recommendation was sent to the Planning Board for approval, the Planning Board approved the HPC’s recommendations. The applicant asked for the appeal process, Mr. Heinold researched and found that the Superior Court is the only way to overrule the Planning Board’s decision and this was explained to the applicant. If the applicant is compliant with the approved plan, the work order can be released.

Mr. Heinold stated that whatever the ruling is the applicant must comply or the Township must enforce.

David Garwood, Madison’s step father expressed his concern with the inconstancy of the approach. He also expressed his concern that Debbie Kelly was on the HPC and her husband Brian was on the Planning Board and didn’t abstain is a conflict of interest. Madison and Jake are doing everything to improve the home that was in disarray. He believes that they are being discriminated against. Mr. Panfili stated that this board does not discriminate.

Mr. Heinold stated that a lot of time was spent on this application and an agreement could not be made. A process was put in place and was clearly spelled out to the applicant the directions they could take.

Mr. Garwood stated that having Mr. Davis on both boards and voting twice is unethical.

Mr. Heinold stated that the conflicts of interest that Mr. Garwood believes there is should be taken to the Superior Court.

Mr. Davis stated that it is spelled out in the Secretary of Interior Standards that a Historic home should remain the same as the original.

Sandy Denarski – 20 Front Street. Ms. Denarski is a proud owner of a Historic home. She has put a lot of money into renovating. When she purchased the home in Crosswicks there was not an HPC. She was thrilled that we have one however her concern is with the hassle a homeowner may go through with having the HPC. She has done some research and found that in Crosswicks the homes are specific in design and are symmetrical and she feels that 8 Church Street is trying to maintain that symmetry. She expressed her frustration that there should be a little leeway when updating a home to be able to live in it in the present day.

Beverly Mills – 44 Chesterfield-Georgetown Rd. Ms. Mills read a letter that was sent to Mr. Sahol on July 22nd regarding appealing to the Township to enforce the agreement between the Township and Holloway Land, LLC and Honeybrook Organic Farm, LLC. The agreement was regarding the CSA operation moving to Ellisdale Road. The SADC directing them to complete a site plan and traffic study which was not done. She is very concerned about the safety of traffic entering and existing the property. She is requesting a traffic study and site plan be done. She was informed that the Township Engineer did complete a traffic study.

Mr. Heinold will discuss this issue with Mr. Sahol and Mr. McMahon. At the board level there is no authority over the property, it is a Township issue.

Steve Hazen – 447 Main Street. Mr. Hazen stated that he understands the rules and regulations. His concern is that this wasn't taken care of at the HPC level before it came to this level. If the HPC doesn't give a little no one will want to buy a historic home in Crosswicks because of the hassle. He expressed his concern that they are making the house look symmetrical and the same as all the homes in Crosswicks.

Dawn Sheridan – 79 Bordentown-Chesterfield Rd. Ms. Sheridan stated she wouldn't buy a home in Crosswicks because of the hassle. She believes the applicant should take the initiative and should have gone through the proper process of appealing the decision.

Amy Burns – 12 Front Street. Ms. Burns supports that they are making the house look amazing and she agrees that people are nervous to move to Crosswicks because of what they will have to go through. She stated it is disheartening to see this happening and it should not be this difficult.

Resident – The secretary read a message from the chat bar. The resident stated they support the Church St. renovation and is in favor of adopting a set of standards for future reference.

Hearing no further comment a motion was made by Mr. Panfili second by Mr. Hlubik to close public comment, all were in favor, motion carried.

ADJOURNMENT

A motion was made by Ms. Blazic seconded by Mr. Hlubik to adjourn. All were in favor, meeting adjourned at 8:15 PM.

Respectfully submitted,
Aggie Napoleon, Secretary