

CHESTERFIELD TOWNSHIP PLANNING BOARD
September 21, 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: F. Gerry Spence; Jon Davis; Aparna Shah; Gary Pollack; Glenn McMahon; Belinda Blazic; Lido Panfili. Absent: Jerry Hlubik and Mike Nei. Professional staff present: Chuck Patrone, Solicitor

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

August 17, 2021 Regular Minutes

A motion was made by Mr. McMahon second by Ms. Blazic to approve the August 17, 2021 minutes. All were in favor with the exception of Mr. Spence and Mr. Pollack who abstained; motion carried

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

Sandra & Anthony Denarski 20 Front St. Replace brick sidewalk.

Applicant proposes replacing the front brick sidewalk with similar clay brick; remove and replace the existing asphalt apron with clay brick; and repair the curbing. The HPC unanimously and wholeheartedly recommends approval of the application.

A motion was made by Mr. McMahon second by Mr. Pollack to approve the Sandra & Anthony Denarski HPC application.

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

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

Mr. Patrone informed the board that issues have been raised regarding this application and he was asked to look into the ordinance. However there was not enough time before tonight's meeting. He suggested the board table the discussion until the next Planning Board meeting so that research can be done.

The board asked Mr. Mwashimba if he had any objection to carrying the discussion until the next meeting to which he stated he didn't have a problem with that.

The board unanimously decided to carry the discussion until the October 17, 2021 meeting.

Joseph & Keli Lynch 15 New Street, Emergency new roof

Applicant proposes replacing leaking roof with GAF Timberline dimensional shingles in the color Hickory. See photos and emails attached to the COA application. The chair of the HPC recommends emergency approval of this application.

A motion was made by Mr. Spence second by Mr. Pollack to approve the Joseph & Keli Lynch HPC Application.

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

APPLICATIONS FOR ACTION

None

CORRESPONDENCE

None

DISCUSSION

None

INVITATION FOR PUBLIC COMMENT

A motion was made by Mr. Panfili second by Mr. Pollack to open to public comment, all were in favor, motion carried.

Brian Mahon – 16 Chesterfield-Crosswicks Road. Mr. Mahon would like to know why his property was included into the HPC jurisdiction. Had he known this would happen he would never have bought a historic property. He is currently replacing his siding and roofing and is in compliance with the Township requirements, however he has to apply to the HPC for their approval. He would like the boarders to go back the way it was and his property not be included. He stated that this will cut into the value of his property and he feels this is unfair to be included in the historic district because his house was built in the 40's.

Mr. Panfili stated that an ordinance was adopted in 2016 changing the area of the historic district by the Township Committee. The ordinance created an area in the HPC zone, some homes that are not in the village zone were included. Mr. Panfili stated any issues with this should be addressed at a Township Committee meeting.

Valerie Jones – 21 Buttonwood Street. Ms. Jones asked how the HPC members are selected. Mr. Panfili informed her that they are filled by being appointed. Mr. Patrone stated that MLUL allows the Township Committee to create a subcommittee; in this case the HPC; by ordinance and the HPC is advisory to the Planning Board. Mr. Panfili stated that the Planning Board has to follow the ordinance created. The Township has asked the HPC to create guidelines specific to Chesterfield. Mr. Davis stated that the monies allocated to them by the Township is being used to send out RFP's to hire a Professional to generate design standards for Chesterfield.

Sandy Denarski – 20 Front Street. Ms. Denarski has read through the HPC information and what is historic and what is a key building and what is a landmark is unclear. She is looking for direction to have guidelines before spending money on plans.

Susy Mahon-16 Chesterfield-Crosswicks Road. Mrs. Mahon has work in progress on her home and would like to know what benefit does she get as a resident to be a part of the HPC district. She has to go through a two step process to get approvals and she feels there is any benefit to her. She was not notified that the Township was changing the district area and was not given a chance express an opinion. Mr. Panfili stated that all Township Ordinances are noticed and published in the paper and on the bulletin board. The Committee at the time felt it would benefit the residents to have a set of standards for the entire area. Mrs. Mahon stated that she should have been sent a registered mail so that she could have expressed her thoughts.

Agnes Marsala-42 Cromwell Drive. Ms. Marsala would like the Planning board to recommend or suggest to the Township Committee to rescind the area in need of rehabilitation to the Old York County Club.

Hearing no further comment a motion was made by Mr. Spence second by Mr. Pollack 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 7:33 PM.

Respectfully submitted,
Aggie Napoleon, Secretary