

CHESTERFIELD TOWNSHIP PLANNING BOARD

May 18, 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; Aparna Shah; Gary Pollack; Glenn McMahon; Belinda Blazic; Lido Panfili; Michael Nei and Albert Paulsson(7:15). Absent: Jerry Spence. Professional staff present: Chuck Petrone Solicitor; Joseph Hirsh, Engineer and Chris Dochney, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

March 16, 2021 Regular Minutes

A motion was made by Mr. Spence second by Mr. Pollack to approve the March 16, 2021 minutes. All were in favor, motion carried

April 20, 2021 Regular Minutes

A motion was made by Mr. Spence second by Mr. Pollack to approve the April 20, 2021 minutes. All were in favor with the exception of Mr. McMahon who abstained, motion carried.

RESOLUTIONS

2021-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO CHAD PLOTKIN, FOR PROPERTY AT 435 ELLISDALE ROAD, BLOCK 301, LOT 19.03

A motion was made by Mr. Spence seconded by Mr. Pollack to approve Resolution 2021-10. A roll call vote was taken:

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

2021-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AMENDMENTS TO OLIVIA POCKET PARK PLAN AND OTHER AREAS TO BE DEDICATED TO THE PUBLIC TO CHESTERFIELD, LLC FOR PROPERTY AT BLOCK 206.227, LOT 1, BLOCK 206.229, LOT 1, AND BLOCK 206.232 LOT 3 (OLIVIA WAY AND PHASES 4, 5 AND 6)

Ms. Shah pointed out that the Block and Lot numbers are different than what was written on the agenda. Mr. Petrone stated that the motion will reflect the confirmation of the correct Block and Lots.

A motion was made by Mr. Hlubik, seconded by Mr. Pollack to approve Resolution 2021-11 with the amendment. A roll call vote was taken:

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

HPC APPLICATION FOR ACTION

Cynthia & Joseph Malison 10 Chesterfield-Georgetown Rd., Block 600, Lot 20. Fencing alongside rear, rear front of house.

The applicant proposes to erect 3-foot high white vinyl fencing (3" pickets with 2 7/8" spacing manufactured by Barrette Outdoor living) around the perimeter of the property as detailed in the application.

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

A motion was made by Mr. Pollack second by Ms. Shah to approve the Cynthia & Joseph Malison application. A roll call vote was taken:

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

Patrick Wheeler 4 Front Street, Block 202, Lot 77. Front stoop replacement.

The applicant proposes to replace front stoop and walkway (same dimensions as existing) with EP Henry Dakota Blend pavers as detailed in the application

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

A motion was made by Mr. Pollack second by Ms. Shah to approve the Patrick Wheeler application. A roll call vote was taken:

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

APPLICATIONS FOR ACTION

Cheryl & Brian Johnson 443 Ellisdale Road, Block 301 Lot 16, Bulk Variance

Mr. and Mrs. Johnson were sworn. Mrs. Johnson testified that they are proposing to install an 18' x 40' with deck and fencing. They are seeking a bulk variance for accessory building coverage because there is a large barn structure which was declared a historic building and therefore will never be removed.

Mr. Hirsh stated that with the pool the existing garage and hatchery the accessory building coverage is 10.6 % the ordinance permits 5%. The existing structures are at 8% so they already exceed the maximum. The will be increasing the nonconformance. The applicant submitted a survey which indicated the drainage pattern that will flow in the same direction as it does currently. The applicant will also comply with the State

Ordinance and conform to Chesterfield Township's ordinance.

A motion was made by Mr. Spence second by Mr. Pollack to open the meeting for public comment, all in favor, motion carried. Hearing none, a motion was made by Mr. Spence second by Ms. Blazic 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:

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

Joseph & Cynthia Malison 10 Chesterfield-Georgetown Road, Block 600, Lots 19 & 20, Minor Subdivision

Mr. Malison was sworn. Mr. Malison is proposing to install a fence and remove three different styles and put one up that is consistent. He is seeking a lot line adjustment which would transfer 201.66 square feet from his property to his neighbor's property at Block 201 Lot 19, the intention is to have a straight rear property line. This will not create any variances and there is no net gain for either property owner. Mr. McMahon asked if a deed would be created, Mr. Malison responded yes each property owner will have new deeds to show the meets and bounds. Mr. Malison is looking for an at risk permit. The new fence will be approx. 5 feet from the property line.

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

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

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

CORRESPONDENCE

Letter from Save Old York.

The secretary read the letter as requested.

Ms. Blazic asked if council could provide guidance because the property is privately owned, the letter is inviting the Planning Board Members to reach out to the potential buyer and she asked if that could have an impact on the board. Mr. Petrone stated that the letter was just part of the record. There is nothing before the board and therefore there is nothing to act on. He recommends the board not reach out because there is nothing before this board.

DISCUSSION

Lot size in Crosswicks Village.

Ms. Romeu gave the board an update. The Township Committee has contracted with CME to start the process in reviewing the lot sizes in Crosswicks Village. Ms. Blazic asked how many properties would be involved, Mr. Panfili stated that Mr. Dochney would be doing an analysis. This would not include the mince meet factory. Mr. Dochney informed the board the he will be doing a study with properties in the Village, he will collect the data and then it will be presented to the Planning Board. With the data

collected the board will decide if the zoning could be changed.

INVITATION FOR PUBLIC COMMENT

A motion was made by Mr. Spence second by Ms. Blazic 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, 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 7:42 PM.

Respectfully submitted,
Aggie Napoleon, Secretary