

CHESTERFIELD TOWNSHIP PLANNING BOARD

February 15, 2022

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

Roll call was taken showing present: Aparna Shah; Gary Pollack; Peter Brittain; Glenn McMahon; Belinda Blazic; Jamie Hart. Absent: F. Gerry Spence; Jerry Hlubik; Michael Nei; Lido Panfili and Matthew Harned. Professional staff present: Chuck Patrone, Solicitor.

OATH

Belinda Blazic declared her Oath of Allegiance. Ms. Blazic was appointed as Class III Member for a one-year term; Jamie Hart declared her Oath of Allegiance. Ms. Hart was appointed as 2nd Alternate for an unexpired term.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

January 18, 2022 Regular Minutes

A motion was made by Mr. McMahon seconded by Mr. Pollack to approve the January 18, 2022 Regular minutes. All were in favor with the exception of Ms. Blazic and Ms. Hart who abstained. Motion carried.

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

Weijun Wu (Wu Farm) Block 302, Lot 31, 29 Crosswicks-Chesterfield Rd. Repaired decayed board and batten, repaired broken window and door, put siding outside the board and batten to protect and prevent decay.

The HPC recommends conditional approval to the Planning board with the following:

Main House-replace the newly installed double slider window located on the westerly side of the house with a one over one window (to match the existing new house windows). The balance of the replacement windows installed were accepted.

Garage-recent work to the vehicle entrance with a new vinyl sided wall, door and windows were accepted.

Corn Crib-replace the loft door and side entry door with in kind wood materials. Stabilize, repair and repaint the existing exterior vertical wood siding. Where materials cannot be salvaged for reuse, replace with materials matching existing. Do not install vinyl siding.

Barn-(Former dairy barn and hair salon)-remove all the vinyl siding installed on the Northern, Southern and Western facades. Existing door and window openings were infilled, altered and new openings created. Modified openings were accepted, but all the newly installed, undivided like, thermal windows are to be replace with true divided light

6/6 windows.

Stabilize, repair and repaint the exposed original existing exterior vertical wood siding and trim. Where existing wood siding and trim cannot be salvaged, is missing, or new material is required for patching; replace with and make any structural repairs using in kind wood matching existing. Replace exterior plywood and horizontal lumber used for patching and infilling. No exterior plywood type materials are to be utilized and paint. A timetable to commence the work needs to be established by the Planning Board and a sample of the replacement windows submitted for the HPC approval-prior to any replacement window installation.

Mr. McMahon gave an over view of the property and the buildings on it. He explained that the barn was in extremely bad condition. He stated that he informed the HPC that there were new owners to the property and suggested they visit the site. Ms. Wu stated that no one came to see them.

The applicant agreed to the recommendations from the HPC regarding the Main House, they also accept the recommendations regarding the garage. In regard to the Corn Crib Mr. McMahon stated that because it is an accessory use it is not required to be replaced. The applicant stated that it would be too expensive to replace it to the HPC's recommendations and therefore they are just leaving it as is.

In regard to the barn the applicant had met with an Architect and they also stated that the barn was in such disrepair that it could not be used as a labor house which is what the original plan was. The applicant decided to use the barn as storage for their vegetables and because the interior was collapsing on itself in order to keep the barn in working condition they used vinyl siding to hold up the walls. Mr. McMahon stated that the vinyl is attached to the original wood and to remove it would be more dangerous which would cause the building to completely collapse. The applicant stated that they would like to use the barn as is and in the future when they a financial able they will be able to rebuild the barn. In regard to the neon sign (lighted cross), Mr. McMahon stated that it is not in violation of any code or ordinance and therefore there is no reason to remove it.

Mr. Patrone gave an overview on what the board would be approving. The applicant agrees with the HPC's recommendation on the Main House, the applicant will do nothing with the Corn Crib, the barn will also stay as is however if the owner decides to change it they will abide by the HPC's recommendations and the cross will remain.

A motion was made by Mr. Pollack second by Ms. Blazic to approve the application as stated by Mr. Patrone. A roll call was taken:

Ms. Shah-yes; Mr. Pollack-yes; Mr. Brittain-yes; Mr. McMahon-yes; Ms. Blazic-yes; Ms. Hart-yes. Motion carried.

Mr. Braun asked if there were any public comment allowed during the HPC application but that it didn't matter because the board had already approved it.

APPLICATIONS FOR ACTION

None

CORRESPONDENCE

None

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC TO SPEAK

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

Herb Ames-10 Old York Road asked the board why there was not public comment prior to the application. Mr. Patrone stated that HPC applications are not formal applications and therefore don't require public comment.

Agnes Marsala-42 Cromwell Drive stated that she was not able to hear any of the meeting until asked if anyone one line had a comment. The board apologized for the technical issue.

Valerie Jones-21 Buttonwood St thanked Mr. McMahon and the board for being reasonable regarding the HPC application.

Hearing no further public comment, a motion was made by Mr. Pollack second by Mr. McMahon to closed public comment.

ADJOURNMENT

A motion was made by Mr. Pollack seconded by Mr. McMahon to adjourn. All were in favor, meeting adjourned at 7:34 PM.

Respectfully submitted,
Aggie Napoleon, Secretary