

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

January 18, 2022

The secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:03PM. The Open Public Meetings Statement was read and compliance noted Mr. Harned, Mr. Hlubik, Mr. McMahon, Mr. Panfili and Ms. Shah declared their Oaths of Allegiance. Mr. Harned was appointed as a 1<sup>st</sup> Alternate member for a two-year term; Mr. Hlubik was appointed as a Class IV member for a four-year term; Mr. McMahon was appointed a Class II member for a one-year term; Mr. Panfili was appointed as Class I member for a one-year term; Ms. Shah was appointed as a Class IV member for a four-year term.

Roll call was taken showing present: Aparna Shah; F. Gerry Spence; Gary Pollack; Gerard Hlubik; Michael Nei; Glenn McMahon; Lido Panfili; Matthew Harned. Absent: Peter Brittain and Albert Paulsson. Professional staff present: Douglas Heinold.

The Secretary asked for nominations for Chairman. Mr. Panfili nominated Ms. Shah, seconded by Mr. Pollack. There being no other nominations, nominations were closed. All were in favor of Ms. Shah for Chair. Mr. Panfili nominated Mr. Nei, seconded by Mr. McMahon there being no other nominations, nominations were closed. All were in favor of Mr. Nei for Vice Chair.

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

None

### **MINUTES**

#### November 16, 2021 Regular Meeting

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the November 16, 2021 Regular Meeting Minutes. All were in favor, with the exception of Mr. Panfili who abstained, motion carried.

### **RESOLUTIONS**

2021-17        RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO FENICK 463, LLC FOR PROPERTY AT BLOCK 300, LOT 5.02 AT 463 MAN STREET.

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution 2021-17. A roll call vote was taken:

Mr. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Mr. Panfili-abstain; Mr. Harned-yes. Motion carried.

2022-01 Resolution Designating Regular Meeting Time and Place

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve Resolution 2022-01. A roll call vote was taken:

Mr. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Mr. Panfili-yes; Mr. Harned-yes. Motion carried.

2021-02 Resolution Appointing Doug Heinold as Attorney for the Chesterfield Township Planning Board.

A motion was made by Mr. Spence, seconded by Mr. McMahon, to approve Resolution 2021-02. A roll call vote was taken:

Mr. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Mr. Panfili-yes; Mr. Harned-yes. Motion carried.

2021-03 Resolution Appointing Joseph Hirsh of Environmental Resolutions Inc. as Engineer for the Chesterfield Township Planning Board.

A motion was made by Mr. McMahon, seconded by Mr. Spence to approve Resolution 2021-03. A roll call vote was taken:

Mr. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Mr. Panfili-yes; Mr. Harned-yes. Motion carried.

2021-04 Resolution Appointing Chris Dochney of (CME) as Planner for the Chesterfield Township Planning Board.

A motion was made by Mr. Pollack, seconded by Mr. Hlubik to approve Resolution 2021-04 with the correction. A roll call vote was taken:

Mr. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Mr. Panfili-yes; Mr. Harned-yes. Motion carried.

## **DISCUSSION**

None

## **HPC APPLICATIONS FOR ACTON**

Fenick 463, LLC 463 Main Street, Block 300 Lot 5, Basement Window and Porch Discussion.

Mr. McMahon went through the HPC memo

Vince Pocino appeared before the Commission to discuss several items pertaining to the existing historic house. The items included the existing side porch, basement windows and chimney.

**Porch**-The existing porch has a deteriorated knee wall with spaced columns that he would like to revise by removing these elements and return the porch to the previously existing open porch and support columns only. The new columns would be full length, 4" square wood w/PVC covering. The actual footprint of the columns would be located to match the original footprint.

**Basement windows**-The existing basement windows and sash are rotted and replacements are requested. The two front basement windows are visible from Main Street by the public and would be replaced to match the existing in kind. The basement windows in the side and rear are not visible and can be replace as an undivided window.

**Chimney**-Two options to finish the existing chimneys above the roofline/peak were discussed. The finished masonry could be either a parged/stucco cement finish or then set brick veneer depending on what the contractor selected. Either solution was acceptable to the Commission.

The HPC recommends approval to the Planning Board for the porch to have 4” square PVC covered columns full length; the two chimneys will have either thin brick or stucco and the two front basement windows will be a divided window.

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

Mr. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Mr. McMahon-yes; Mr. Panfili-yes; Mr. Harned-yes. Motion carried.

## **APPLICATIONS FOR ACTION**

None

## **CORRESPONDENCE**

End of year overview from Glenn McMahon, Zoning Officer

Mr. McMahon went over his overview letter.

## **ITEMS NOT ON THE AGENDA**

None

## **PUBLIC COMMENT**

A motion was made by Mr. Spence second by Mr. Pollack to open to public comment. Hearing no public comment.

A motion was made by Mr. Spence, seconded by Mr. Pollack to close public comment.

## **ADJOURNMENT**

There being no further business, a motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned @ 7:21 PM.

Respectfully submitted,

Aggie Napoleon, Secretary