

CHESTERFIELD TOWNSHIP PLANNING BOARD

December 20, 2022

The meeting of the Chesterfield Township Planning Board was called to order by Chair Woman Shah at 7:03PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: F. Gerry Spence; Gary Pollack; Gerard Hlubik; Michael Nei; Belinda Blazic; Jamie Hart. Absent: Peter Brittain; Glenn McMahon; Lido Panfili and Raymond Lumio. Professional staff present: Doug Heinold, Solicitor

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Aparna Shah recused herself from the November minutes and the Resolutions on the agenda due to her absence from the November meeting.

MINUTES

November 22, 2022 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the November 22, 2022 Regular minutes. All were in favor with the exception of Ms. Shah who abstained. Motion carried.

RESOLUTIONS

2022-13 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION APPROVAL TO KENAN DAGLIA & SEBNEM CERCIOGLU FOR PROPERTY AT BLOCK 801 LOT 14.01 AT 225 BORDENTOWN-GEORGETOWN ROAD.

A motion was made by Mr. Spence, seconded by Mr. Pollack to approve Resolution 2022-13. All were in favor with the exception of Ms. Shah who abstained. Motion carried.

2022-14 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO ALISON WIRTH 45 CHESTERFIELD-CROSSWICKS ROAD BLOCK 302, LOT 23

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution 2022-14. All were in favor with the exception of Ms. Shah who abstained. Motion carried.

2022-15 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD RECOMMENDING THE ADOPTION OF THE AMENDMENT TO THE OLD YORK COUNTRY CLUB REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12-A-1, ET SEQ.

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution

2022-15. All were in favor with the exception of Ms. Shah who abstained. Motion carried.

HPC APPLICATION FOR ACTION

Fellowship Capital city d/b/a Fellowship CrossPoint Church – 187 Crosswicks-Chesterfield Rd., Block 502 Lot 17 – Classroom wing & office additions and lobby renovation.

At the HPC December 6th meeting, the HPC membership discussed the revised plans and were accepted as a whole which included revising the masonry foundation from stone to brick

The HPC therefore concluded by recommending to the Planning Board to approve the COA application for the revised expansion plans as presented to the Historic Preservation Commission.

A motion was made by Mr. Spence second by Mr. Nei to approve the application as recommended by the HPC. A roll call vote was taken:

Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Ms. Blazic-yes; Ms. Hart-yes. All were in favor, motion carried.

APPLICATIONS FOR ACTION

None

CORRESPONDENCE

None

DISCUSSION

Ordinance 2022-20 Amending Ordinance 2022-15 which adopted the Old York Redevelopment Plan for certain property known as Block 701, Lot 2.01.

Mr. Heinold went over Mr. Dochney' s letter dated December 14, 2022. The proposed overlay zoning district would permit access driveways on the property as a principal use in order to facilitate access to a future redevelopment project on the adjacent Old York County Club Property. The amendment is a minor amendment and would only permit access drive if necessary across the lot in front of the former Old York Country Club property. There is no negative impacts on preserving farmland; promoting agriculture or on designated historic villages.

A motion was made by Mr. Hlubik second by Mr. Nei to open for public comment. All in favor, motion carried.

Hearing none, a motion was made by Mr. Pollack second by Ms. Blazic to close public comment. All in favor, motion carried.

A motion was made by Mr. Spence second by Mr. Pollack that the ordinance is not inconsistent with the Master Plan and refer it back to the Township Committee A roll call vote was taken:

Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Nei-yes; Ms. Blazic-yes; Ms. Hart-yes. Motion carried.

INVITATION FOR PUBLIC TO SPEAK

A motion was made by Mr. Hlubik 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 Mr. Pollack to closed public comment. All in favor, motion carried

Mr. Heinold informed the board the Save Old York has filed litigation with the Township and the Planning Board in regard to the redevelopment plan, adoption process. The Planning Board has not yet been served. At this time Mr. Heinold is waiting for direction from the Township, once the board is served we have 35 days to file and answer.

Mr. Pollack made a motion seconded by Mr. Spence to go into Executive Session at 7:15 PM to discuss Professional appointments. All were in favor.

Mr. Spence made a motion seconded by Mr. Hlubik to go back into Regular Session at 7:38 PM. All were in favor.

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:38PM.

Respectfully submitted,
Aggie Napoleon, Secretary