

CHESTERFIELD TOWNSHIP PLANNING BOARD

June 21, 2022

The meeting of the Chesterfield Township Planning Board was called to order by Vice Chair Nei at 7:00PM. 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; Glenn McMahon; Belinda Blazic; Lido Panfili; Jamie Hart. Absent: Aparna Shah; Peter Brittain and Matthew Harned. Professional staff present: Doug Heinold, Solicitor; Joseph Hirsh, Engineer.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

March 15, 2022 Regular Minutes

A motion was made by Ms. Blazic seconded by Mr. McMahon to approve the March 15, 2022 Regular minutes. All were in favor with the exception of Mr. Panfili and Mr. Spence who abstained. Motion carried.

RESOLUTIONS

2022-06 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL WITH CONDITIONS TO VEGEFRESH FARM, LLC FOR PROPERTY AT BLOCK 302, LOT 31 AT 29 CHESTERFIELD-CROSSWICKS ROAD.

A motion was made by Mr. Hlubik, seconded by Mr. Pollack to approve Resolution 2022-06.

All were in favor with the exception of Mr. Panfili and Mr. Spence who abstained. Motion carried.

HPC APPLICATION FOR ACTION

Timothy & Desiree Little – 9 Buttonwood St., Block 200 Lot 4. Replacement of existing sidewalk and driveways and installation of new walkways/patio

The applicants have requested the removal of existing deteriorated street sidewalk and drive way asphalt which would be replaced by brick pavers. A small pathway and rear patio sitting area is included to connect the house to the existing outbuilding. This portion of the project is out of the public viewing area and of no concern.

The HPC recommends approval of the COA as submitted as the use of brick pavements for public walkways in the Village is historically accurate.

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

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

Timothy Beggs – 16 Buttonwood Street, Block 107 Lot 18

The applicant has a pool complex located in the side yard area of his property and would like to install a historic (1920's) rail road caboose to serve as a pool cabana. The caboose has been restored and its location would be approximately 170' from the curb line of Buttonwood Street.

A site inspection by members of the HPC noted that the existing deciduous hedgerow located between the caboose site and the street could serve to visually screen the caboose from the street by the addition of several evergreen trees.

The owner is supportive of that suggestion and willing to work out the actual number of evergreen trees and types with the HPC.

The application was recommended for approval of the COA subject to the selection and installation evergreen trees as mentioned above.

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

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

Peter Megna – 19 Chesterfield-Georgetown Rd., Block 900 Lot 14

The applicant advised the Township Building Department that the present asphaltic roof on the house located in the Chesterfield Village Historic District was badly leaking.

This condition was field confirmed and an emergency COA issued for repair of the roof with in-kind materials by the HPC Chair.

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

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

APPLICATIONS FOR ACTION

Albert LoBue, 4 Mouny Lane, Block 206.201, Lot 2. Bulk Variance

Al LoBue and Paul LoBue were sworn. Al LoBue stated that he is seeking a bulk variance to install an asphalt pavement driveway in the rear of his property.

Mr. Hirsh stated that the property is a center townhouse and all have single driveways. The ordinance does not permit driveways in the alley to be larger than the garage doors. The applicant proposes to expand the driveway 23 ft. wide where 12 ft. is permitted. There is no apron changes and no impeding access. Mr. LoBue stated that he didn't realize when he did the installed that he needed a variance, he is only seeking to add another parking space.

Mr. Panfili asked that something be stated in the resolution that this is a unique situation if approved.

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

Hearing none, a motion was made by Mr. Hlubik second by Mr. Panfili to close public comment.

A motion was made by Mr. Spence second by Mr. Hlubik to approve the application.

A roll call was taken:

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

CORRESPONDENCE

Ordinance 2022-9 Amending Chapter 130 of the Code of the Township of Chesterfield relating to solar energy facilities or structures.

Mr. Hirsh informed the board that the ordinance is amending the solar ordinance. Roof mounted solar arrays in the Historic District applicants will have to apply to the HPC. Mr. McMahon stated that prior to this amendment the applicant would have to come before the Planning Board for a site plan however; all ground mounted solar arrays will still need to come before the Planning Board for a site plan. In Mr. Dochney's review letter he stated that Sykesville is not a designated Historic Village and therefore should be excluded.

A motion was made by Mr. Hlubik second by Mr. Pollack to respond to the Township Committee that the board finds the Ordinance in compliance with the Master Plan. All in favor, with the exception of Mr. Panfili and Ms. Blazic who abstained. Motion carried.

ITEMS NOT ON THE AGENDA

Mr. Panfili informed the board that the Green Team and Environmental Commission are working on the Natural Recourse Inventory. A grant in the amount of \$10,000 was awarded to Chesterfield Township. Ms. Dudas worked very hard putting it all together. It was recommended to the Township Committee that DVRPC be awarded the project. There will be a ribbon cutting ceremony and Mr. Panfili has reached out to the media to attend. The project should be completed by December 2023.

INVITATION FOR PUBLIC TO SPEAK

A motion was made by Mr. Hlubik second by Ms. Blazic to open the meeting for public comment.

Lori Their – 40 Foulks Lane. She informed the board that the notice the residents were given regarding the wetlands permit from Active Acquisitions, depending on which letter they were given they had either 14-15 days to comment which ends the 25th. On the DEP website it states there are 30 days to comment. She asked the board to help facilitate that for the residents because they have been unable to comment. If a redevelopment request from Active Acquisitions is proposed she informed the board that the State has released a PDF document with guidelines for Planning Boards and Municipalities that they can follow and she suggested the board look into that.

Mr. Panfili asked Mr. Hirsh to talk to someone in DEP regarding the 30 days to comment. Mr. Panfili stated that any resident that would like to inquire about getting the extension should call Mr. Sahol.

Jason Cardenosa – 19 Waln Rd. He is a new resident and he asked the board if there have been any public hearings on the Old York Warehouse. Mr. Panfili stated that there was a presentation in 2020 which is still posted on the website. No applications have been

submitted. If its deemed by the Township Committee to have a rehabilitation done a notice will be posted on Township Agenda. If passed by the Township Committee then a site plan would be heard at the Planning Board.

Agnes Marsala – 42 Cromwell Drive. She suggested the board look at the State Guidelines that Ms. Thier had mentioned.

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

ADJOURNMENT

A motion was made by Mr. Spence seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:36 PM.

Respectfully submitted,
Aggie Napoleon, Secretary