

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**July 19, 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; F. Gerry Spence; Gary Pollack; Gerard Hlubik; Peter Brittain; Michael Nei; Glenn McMahon; Belinda Blazic; Lido Panfili; Jamie Hart. Absent: Matthew Harned. Professional staff present: Steven Raymond Solicitor.

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

Mr. Panfili and Ms. Blazic recuse themselves from the discussion regarding Ordinance 2022-12.

### **MINUTES**

#### June 21, 2022 Regular Minutes

A motion was made by Mr. Spence seconded by Mr. Pollack to approve the June 21, 2022 Regular minutes. All were in favor with the exception of Ms. Shah who abstained. Motion carried.

### **RESOLUTIONS**

2022-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO ALBERT LOBUE FOR PROPERTY AT 4 MOUNTIE LANE, BLOCK 206.201 LOT 2

A motion was made by Mr. Spence, seconded by Mr. Hlubik to approve Resolution 2022-07. A roll call vote was taken:

Ms. Shah-Abstain; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-yes; Mr. Panfili-yes

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

### **HPC APPLICATION FOR ACTION**

#### Joanne Elliott – 30 Church St., Block 106 Lot 16.1 New Single Family Home

Karl Braun, HPC Chair was sworn. Mr. Braun went over the review letter from the HPC: The HPC gave this application extra time due to the location and being a first impression when coming from Hamilton Twp.

A Technical Review zoom call was held on July 7, 2022 at 7:45pm to 9:00pm to discuss the proposed design of a new house at 30 Church Street, Chesterfield, New Jersey. Chesterfield Historic Preservation Commission (HPC) members Deborah Kelly (DK) and Robert Forwood (RF) and the applicant, Joanne Elliot (JE) were in attendance. The Application for Certificate of Appropriateness submitted by JE was reviewed. The following items were discussed with recommendations and conditions as noted.

Attachment: Application with markups where noted below.

1. **Site.** The site plan reviewed showed significant cut and fill with retaining walls constructed along portions of the North and South property lines.
  - Although bound by a rising site to the South, there is only a 2'-0" difference in elevation between the neighbor's grade (+57'-0") and the proposed finished floor height (+55'-0") at the rearmost (SW) corner of the proposed house. As the majority of the South elevation is above the neighboring grade, DK and RF agreed that the South elevation was also a significant facade.
2. **Porch Balusters and Rails.** Composite proposed. No cut sheets or product information submitted for evaluation.
  - **Condition of HPC Recommended Approval.** Applicant to submit product for review. Wood is preferred, but an appropriate composite will be considered.
3. **Facades.** The North, South and East facades are exposed to Church Street, are considered public facing elevations, and were reviewed for compliance with design standards.
  - **Recommendation.** Changes to fenestration on the South elevation were proposed to provide organization, scale and proportions similar to the North and East facades. See attached markup.
  - **Recommendation.** Increase roof pitch above 6:12 to create a steeper pitch roof line.
4. **Roofing.** GAF Timberline architectural shingles discussed.
  - **Recommendation.** Approved.
5. **Windows.** Windows submitted for review only have grilles between the glass (lack applied muntins on the exterior) and do not comply with the standards or windows that have been previously approved in the district.
  - **Recommendation.** Provide true or simulated divided lite windows with integral spacers.
6. **Exterior Doors.** Unglazed doors are shown on the East and North elevations. Applicant advised that the door on the North elevation will be revised to a 3/4 glazed door with divided lites.
  - **Recommendation.** North door to be revised as discussed.
7. **Siding.** Vinyl siding was submitted and does not comply with the Standards.
  - **Recommendation.** Install painted cementitious siding (ex. Hardiplank) siding with a smooth (not embossed) finish and 6" exposure. Install at least on the North, South and East (street facing) facades.
8. **Columns and Exterior Trim and Lattice.** PVC trim (Azek) and square columns (as indicated on submittal "Detail of Porch Columns Only") were reviewed. Painted Azek is acceptable.
  - **Recommendation.** Increase 3-1/3" corner trim to 3-1/2" to match window trim.
  - **Recommendation.** Install lattice at 90 deg instead of 45 deg.

9. **Porch Flooring.** Applicant confirmed that the porch will be a min. 6'-0" clear width and proposed TimberTech Coconut Husk composite for the flooring.
- **Recommendation.** Approved.

Joanne Elliott, 321 Church St., Hamilton was sworn. She stated that the issue is that the home she is proposing is a farm house and she prefers not to have the grids. She agrees with everything else the HPC has recommended. Ms. Elliott submitted Exhibit Elliott 1 picture of the house was marked. Mr. Panfili informed Ms. Elliott that our ordinance has standards that must be followed. Anderson 400 series windows are what is approved in the ordinance. Mr. Panfili suggested going back to the HPC to discuss the type of windows, Mr. Braun and the applicant agreed. Mr. Panfili stated that the site plan would have to be reviewed by the Township Engineer. Mr. Raymond stated that the board will be voting on the application with condition that the applicant and the HPC work out the details of the windows.

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

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

Mr. Panfili left the meeting at 7:23pm

## **APPLICATIONS FOR ACTION**

None

## **CORRESPONDENCE**

Ordinance 2022-12 Permitting the operation of Class 1, 2 & 3 Cannabis facilities as Conditional Uses in the Commercial Zoning District, the Office Park Zoning District and the Agricultural Zoning District and Amending Chapters 87 and 130 of the Code of the Township of Chesterfield

The board received and discussed the letter from Chris Dochney, Planner dated July 11, 2022. In the letter he stated that the Ordinance is not inconsistent with the Master Plan.

A motion was made by Mr. Nei second by Mr. Pollack to respond to the Township Committee that the board finds the Ordinance not inconsistent with the Master Plan. A roll call vote was taken:

Ms. Shah-yes; Mr. Spence-yes; Mr. Pollack-yes; Mr. Hlubik-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. McMahon-yes; Ms. Blazic-abstain; Mr. Panfili-yes; Ms. Hart-yes. Motion carried.

Letter from David R. Atkinson. Ms. Shah stated with no application on hand there is nothing the board can discuss.

## **INVITATION FOR PUBLIC TO SPEAK**

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

Brett Anderson – 62 Brookdale Way. In regard to the cannabis ordinance mentioned that it is not approved for preserved farm land. He stated that our TDR program is not federally funded however on the League of Municipalities website it states that it probably can be approved on preserved farm land. He asked the board to inquire why preserved land cannot be approved.

Lori Their – 40 Foulks Lane. She mentioned that it was stated that there are no applicants for cannabis farming at this time and she understands that an applicant must have a Municipality first. She asked if there has been any interest and that's why the Township is looking into this. Mr. McMahon stated that he hasn't had any Zoning applications however he has received calls inquiring. She asked how the process would work if an application was received, Mr. McMahon stated that there are no guidelines at this point.

Sherry Dudas-258 Ellisdale Road. She and her husband own a preserved farm and stated that vegetable farms are dropping in sales and the farmers need to consider other options for their land. No other ordinance she has read disallows cannabis growing on preserved land. She stated that Chesterfield has an Agricultural Advisory Board and suggested the Planning Board or Township Committee get some advice from the farmers.

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. Hlubik to adjourn. All were in favor, meeting adjourned at 7:50 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary