

CHESTERFIELD TOWNSHIP PLANNING BOARD

May 16, 2023

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:10PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Aparna Shah; Gary Pollack; Gerard Hlubik; Peter Brittain; Denise Koetas-Dale; Tom Sahol; Michael Nei; Raymond Lumio; Jeffrey Kalokowski and Roman Horoszewski. Absent: Suruchi Batra; Matthew Litt. Professional staff present: Douglas Heinold, Solicitor; Joseph Hirsh, Engineer and Leah Furey-Bruder, Planner

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Jeffrey Kolakowski recused himself from the Active Acquisitions OY, LLC application. Aparna Shah recused herself from the AAJ Chesterfield, LLC Resolution.

MINUTES

April 18, 2023 Regular Minutes

A motion was made by Mr. Pollack second by Mr. Hlubik to approve the April 18, 2023 minutes. All were in favor, motion carried.

April 25, 2023 Special Meeting Minutes

A motion was made by Mr. Sahol second by Ms. Koetas-Dale to approve the April 25, 23 special meeting minutes. All were in favor with the exception of Mr. Pollack who abstained, motion carried.

RESOLUTIONS

2023-06 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SITE PLAN APPROVAL TO AAJ CHESTERFIELD LIQUORS, LLC PROPERTY AT BLOCK 1102, LOT 6.02 AT 745 MONMOUTH ROAD.

A motion was made by Mr. Hlubik, seconded by Mr. Sahol to approve Resolution 2023-06. All were in favor with the exception of Ms. Shah and Mr. Pollack who abstained. Motion carried.

APPLICATIONS FOR ACTION

Active Acquisitions OY, LLC 228 Old York Road, Block 701, Lot 2.01. Preliminary and Final Major Site Plan.

Mr. Richard Hoff, Attorney for the applicant gave an overview of the application. They are seeking a preliminary and final site plan approval. The zoning regulations applicable to this property are set by the Old York County Club Redevelopment Plan amended through December 22, 2022. Mr. Hoff passed out packets to the board members, Exhibits A1 through A9 that will be presented. The proposed warehouse will be 1,135.20 Square feet with office space, the application also proposes to move the 1740 black house.

Sean Neager, Architect was sworn. Exhibit A-1, Ariel Exhibit with site layout was marked. Mr. Neager testified that the interior will be 40 feet from the concrete floor to ceiling. The building will be constructed out of tilt wall or precast concrete panels and will be insulated. The entire building will have ESFR sprinkler system. The wall panels will be painted 3 neutral colors. Exhibit A2 picture of the building was marked. The reveals are lines in the wall panels which provide texture on the walls they also allow clean paint breaks. There are dark grey panels at every exit which provides a break in the horizon elevation. There are also clear story windows to allow light into the facility. The proposed maximum building height does not exceed the maximum of 45 feet per municipal code and does not exceed the 65 feet as required by the redevelopment plan. The offices are located at the two corners. All roof top equipment will be 60 feet back from the perimeter. There will be solar panels on the roof which will generate more than 50% of the energy. There is no tenants at this time however they will comply with the zoning ordinance regarding wall signage. The monument signs will be shown on the civil plan, they will be similar in color to the building. Exhibit A-3, Floor Plan was marked showing the offices will be located at the north east corner and south west corner. Exhibit A4, overall building elevations was marked. Exhibit A-5, entrance elevations and monument sign elevation was marked. All signage will meet Township requirements and the color pattern will be light greys.

Ms. Furey-Bruder asked if the offices were one story, answer was yes, she asked if there will be enough support on the roof for solar panels, answer was yes. Mr. Hirsh asked about the driving ramps, Mr. Neager stated there will be ramps on the four corners used for box trucks not intended for tractor trailers. Mr. Neager stated the building is designed to have two tenants. Mr. Horoszewski questioned the size of the sign, Ms. Furey-Bruder stated that the redevelopment plan states 5% of the side of the building or no more than 100 sq. ft. Mr. Horoszewski suggested a different color so it's less visible, Mr. Hoff stated that the landscaping and trees will do the buffering however they will take a look at this. Mr. Pollack asked what the size of the parapet is, Mr. Neager stated it is 1 ft.4 parapet. Mr. Nei asked about the gate house, Mr. Nei asked about the gate house or any other buildings, Mr. Hoff stated that not to his knowledge.

Ms. Kerri Barile, certified in Historic Research Management was sworn. Exhibit A-6, historic home relocation was marked. She was hired in 2020 to look at the historic building as well as an archeology site. She explained that phase 1 is to walk the site and identify resources and dig a whole 1 ½ ft. in diameter every 50 ft. to retrieve artifacts. Once items are found then in Phase 2 the holes get bigger and they look inside and outside of buildings. Once determined significant then they go to phase 3 which is data recovery, all state and federal regulations are followed. One archaeological site was found which was around the 1740 black house. The house was found to be eligible for the National Registry. In regard to the relocation process, Ms. Barile stated that everything goes through the State Historic Preservation Office (SHPO). She has been working with the applicant to make sure that all the criteria is met according to the Secretary of Interior Standards. Exhibit A-7, black house elevation plan was marked. When moving the house the primary thing to do is make sure the brick work remains attached, also to keep the house surrounded by woods. Exhibit A-8, Interior floor plan was marked, Ms. Barile stated that the interior has been modified several times. It is preferred to maintain the interior flow. Exhibit A-9, proposed relocation was marked, as long as all criteria and guidelines are met the SHPO has no problem with the movement of the black house. The developer's agreement required a Historic American building survey level 2 documentation to which Ms. Barile stated was done. A three D digital scan of the interior was also completed. Ms. Barile stated that there were approx. 5, 000 artifacts found of that 4,200 were historic from the building and approx. 600-700 Native

American artifacts all which will be delivered to the Township.

Ms. Furey-Bruder asked how it is decided where the house will be moved to, Ms. Barile stated that would be question for the Planner. She was asked if there will be a maintenance plan to which she was advised that there would be a revisit once the documents are filed and mitigation is approved. She was asked who would put the house on the registry, Ms. Barile responded that even after it has been moved it is still eligible and the applicant could ask that it be put on the National Registry. Ms. Furey-Bruder asked what would happen if it was damaged in the move, Ms. Barile said that the three D images help put it back together.

Mr. Hirsh talked about the relocation plan and who prepared it. Ms. Barile stated that she only advises from her findings. He mentioned that the HPC had made comments on the location, Ms. Braile confirmed that SHPO would take that into consideration. Ms. Barile stated that an application will be made to SHPO for approval. She stated that she has worked with the HPC. Ms. Koetas-Dale stated that the HPC asked to look at the house but Active Acquisitions cancelled. She stated that either the Planning Board or HPC need to make sure the house is weatherized. Mr. Hoff stated that the applicant has as much interest as the Township in making sure the house is taken care of, he stated he would provide reports stating such. Ms. Shah asked about the public interpretation signage, Ms. Braile stated the sign will be approx. 24-36 inches and will describe the history and the moving process. Mr. Pollack asked about the procedure on moving the building, Ms. Braile doesn't move the buildings; Mr. Hoff stated they will provide additional testimony later regarding the move. Mr. Sahol asked about the vibration when moving and what could be done to avoid damage, Ms. Braile stated she has seen companies put a corset inside the building to stabilize it. Ms. Braile stated that the addition will not be moved because it was added in 1982. Mr. Horoszewski asked what the intended future will be, Mr. Hoff stated it is noted as potential office space.

Chair Nei opened the meeting for public comment.

Lorrie Thier, 40 Foulkes Lane stated she saw a picture with the Black House in the back ground covered in growth and she is asked how the overgrowth would affect the brick. Ms. Braile hasn't seen it however it can be removed. Ms. Thier asked if the basement was pattern brick, Ms. Brailed stated it is not, even though it is historic it will be moved. Ms. Thier asked what SHPO considers a wooded lot, Ms. Braile said where it currently is there are trees and open farm land therefore it was recommended that it be moved to where vegetation is nearby.

Debbie Kelly Co-President of the Historic Society stated that the Historic Society sent comments to the Planning Board regarding concerns. She wanted to point out that local significance to the Black family is very important to Chesterfield Township and significant to the history of the building. She stated that it has been 2 years since the Historic Society and the HPC visited the building, there also has been no correspondence since last December from the consultant or the applicant. They are very concerned about the condition of the building and would urge the applicant to allow a site visit. She also would like the Township to get insurance of a maintenance plan.

Mr. Sahol asked if the history of the Black family would be damaged once the building is moved, Ms. Braile stated that it adds another level of significance to the criteria. Mr. Sahol asked that SHPO consider adding the family history onto the interpretation sign to which Ms. Braile stated she will provide a report on the family history and artifacts.

Mr. Hoff stated they will continue with the application on June 20th without re notice.

DISCUSSION

Mr. Heinold prepared and went over the overview of board and procedures, he stated that this will benefit new members to help understand the frame work and guidelines.

Ms. Koetas-Dale asked wording be changed to read the members are appointed by the Mayor and not the Mayor and Township Committee and the hours of the secretary be changed to 8:30 am to 3:30 pm.

Mr. Sahol made a motion to allow the policy with the modifications be on the website under Planning Board. All in favor, motion carried.

INVITATION FOR PUBLIC TO SPEAK

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

Brett Anderson, 62 Brookdale Way stated that the secretary's microphone was primarily picking up most of the people speaking in the room. Under the redevelopment agreement there is a section regarding access to property, he suggested validating that the HPC and Historic Society are not consider agency officials or professionals. He suggested this be double checked.

Hearing no further comments, a motion was made by Mr. Pollack second by Ms. Shah to close public comment.

ADJOURNMENT

A motion was made by Mr. Nei seconded by Mr. Kolakowski to adjourn. All were in favor, meeting adjourned at 9:02 PM.

Respectfully submitted,
Aggie Napoleon, Secretary