

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**November 21, 2023**

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:00PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Gerard Hlubik; Denise Koetas-Dale; Raymond Lumio; Gary Pollack; Aparna Shah; Michael Nei; Jeffrey Kolakowski. Absent: Suruchi Batra; Matthew Litt; Tom Sahol and Roman Horoszewski. Professional staff present: Steve Raymond, Solicitor; David Benedetti, Engineer and Leah Furey-Bruder, Planner.

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

None.

### **MINUTES**

#### October 17, 2023 Meeting Minutes

A motion was made by Mr. Pollack second by Mr. Hlubik to approve the October 17, 2023 minutes. All were in favor, motion carried.

### **RESOLUTIONS**

None

### **HPC APPLICATIONS FOR ACTION**

None

### **APPLICATIONS FOR ACTION**

Barclay & Lorraine Townsend 242 Sykesville Road, Use Variance and Minor Site Plan  
Mr. & Mrs. Townsend were sworn. Mr. Townsend stated that he is seeking to subdivide his home from the machine shop. He is retiring however he will remain the owner, at some point he will leave everything to his hires.

Ms. Furey-Bruder explained that the property is 16.3 acres with a home, detached garage, 2 barns, shed and 3 one story metal frame buildings. The machine shop is connected by a breeze way between 2 of the metal buildings. The other metal building is a pole barn used for storage. The applicant proposes to subdivide the shop from the residential/agricultural lot. The lot is a preexisting non-conforming use and is also in the preserved farm TDR program. The proposed subdivided lot will be 1.88 acres. The deed of easement states that the shop may be continued, repaired or restored but may not be expanded. If in the future any changes to the preexisting use occur then the lot must be turned back into a farm to which the applicant agreed. Ms. Furey-Bruder went through her review letter dated November 17, 2023

Mr. Benedetti stated the applicant has provided an updated plan to show an easement to access the machine shop. He requested the applicant revise the plan to show septic systems on each property. No cross-access easement is needed. Mr. Benedetti stated that lot closer reports should be submitted as a condition of approval.

Chairman Nei opened the meeting for public comment, hearing none the public portion was closed.

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

Mr. Hlubik-yes; Mr. Lumio-yes; Mr. Pollack-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes. All were in favor, motion carried.

#### Ehrich & Ehrich Construction LLC White Pine Road, Minor Subdivision

Mr. Joseph Mancini, Principal Engineer and Lothar Ehrich were sworn. Mr. Mancini stated that the applicant is proposing to subdivide property located on White Pine Road. The property is 108 acres and is zoned Agricultural. The property is vacant except for the Ag uses, the applicant is proposing to create 2 residential lots approximately 1.5 acres each with access from White Pine Road leaving 105 acres. No homes are currently being proposed. The applicant agreed to all comments from the Engineer review letter dated November 7, 2023. Ms. Furey-Bruder stated that the TDR Program states that for every 50 acres the owner can retain 1 residential lot. Mr. Ehrich testified that he had retained 6 credits which will leave 4 credits. The applicant will need to follow the procedures regarding TDR credits.

Mr. Benedetti stated that the plan needs to be revised to indicate the maximum impervious coverage of 22% with a breakdown of principle building coverage – 10%; accessory building coverage-4% and paved surface-15%. The applicant will need to get all outside agency approvals.

Chairman Nei opened the meeting for public comment, hearing none the public comment portion was closed.

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

Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes; Mr. Pollack-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes. All were in favor, motion carried.

#### **CORRESPONDENCE**

None

#### **DISCUSSION**

2024 Budget – the board all agreed to keep the budget the same as last year.

#### **INVITATION FOR PUBLIC TO SPEAK**

A motion was made by Ms. Koetas-Dale second by Mr. Pollack to open the meeting for public comment.

Hearing none, a motion was made by Ms. Koetas-Dale second by Pollack to close public comment.

#### **ADJOURNMENT**

A motion was made by Ms. Koetas-Dale seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:51 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary