

CHESTERFIELD TOWNSHIP PLANNING BOARD

January 17, 2023

The secretary called to order the Reorganization Meeting of the Chesterfield Township Planning Board at 7:00PM. The Open Public Meetings Statement was read and compliance noted Ms. Koetas-Dale, Mr. Litt, Mr. Kolakowski, Mr. Horoszewski and Mr. Braun declared their Oaths of Allegiance. Ms. Koetas-Dale was appointed as a Class I member for a one-year term; Mr. Litt was appointed as a Class III member for a one-year term; Mr. Braun was appointed a Class IV member for a four-year term; Mr. Kolakowski was appointed as 2nd Alternate member for a two-year term; Mr. Horoszewski was appointed as a 3rd Alternate member for a one-year term.

Roll call was taken showing present: Aparna Shah; Karl Braun; Gary Pollack; Peter Brittain; Michael Nei; Matthew Litt; Denise Koetas-Dale; Raymond Lumio; Jeffrey Kolakowski and Roman Horoszewski. Absent: Gerard Hlubik. Professional staff present: Douglas Heinold, Attorney and Joseph Hirsh, Engineer.

The Secretary asked for nominations for Chairman. Mr. Pollack nominated Mr. Nei, seconded by Ms. Koetas-Dale. There being no other nominations, nominations were closed. All were in favor of Mr. Nei for Chair. Ms. Koetas-Dale nominated Ms. Shah, seconded by Mr. Litt there being no other nominations, nominations were closed. All were in favor of Ms. Shah for Vice Chair.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mr. Litt, Ms. Koetas-Dale and Mr. Braun recuse themselves from the minutes of December 20, 2022

MINUTES

December 20, 2022 Regular Meeting

A motion was made by Mr. Pollack seconded by Ms. Shah to approve the December 20, 2022 Regular Meeting Minutes. All were in favor, with the exception of Mr. Litt, Ms. Koetas-Dale and Mr. Braun who abstained, motion carried.

A motion was made by Mr. Litt second by Mr. Pollack to go into Executive Session to discuss pending litigation and appointment of professionals at 7:04PM. All in favor, motion carried.

A motion was made by Ms. Shah second by Mr. Pollack to return to regular session at 7:42PM. All in favor, motion carried.

RESOLUTIONS

2023-01 RESOLUTION DESIGNATING REGULAR MEETING TIME AND PLACE

A motion was made by Ms. Shah, seconded by Mr. Litt to approve Resolution 2023-01. A roll call vote was taken:

Ms. Shah-yes; Mr. Braun-yes; Mr. Pollack-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. Litt-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes. Motion carried.

2023-02 RESOLUTION APPOINTING DOUG HEINOLD AS ATTORNEY FOR THE CHESTERFIELD TOWNSHIP PLANNING BOARD

A motion was made by Mr. Pollack, seconded by Ms. Shah to approve Resolution 2023-02.

A roll call vote was taken:

Ms. Shah-yes; Mr. Braun-yes; Mr. Pollack-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. Litt-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes. Motion carried.

2023-03 RESOLUTION APPOINTING JOSEPH HIRSH OF ENVIRONMENTAL RESOLUTIONS AS ENGINEER FOR CHESTERFIELD TOWNSHIP PLANNING BOARD

A motion was made by Mr. Litt, seconded by Mr. Pollack, to approve Resolution 2023-03.

A roll call vote was taken:

Ms. Shah-yes; Mr. Braun-yes; Mr. Pollack-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. Litt-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes. Motion carried.

2023-04 RESOLUTION APPOINTING LEAH FUREY BRUDER AS PLANNER FOR THE CHESTERFIELD TOWNSHIP PLANNING BOARD.

A motion was made by Mr. Pollack, seconded by Mr. Braun to approve Resolution 2023-04.

A roll call vote was taken:

Ms. Shah-yes; Mr. Braun-yes; Mr. Pollack-yes; Mr. Brittain-yes; Mr. Nei-yes; Mr. Litt-yes; Ms. Koetas-Dale-yes; Mr. Lumio-yes. Motion carried.

DISCUSSION

None

HPC APPLICATIONS FOR ACTON

Timothy Beggs & Denise Guidici 16 Buttonwood St., Block 107 Lot 18, Replacing open porch with screened in porch

The Applicants propose the replacement of existing porch with roofing, decking, entranceway door, steps, handrails, wood siding and wood lattice work. The project will match the existing siding, (painted wood) – roofing type (metal standing seam) steps/handrails (painted wood) lattice (90 degree pattern-wood painted slat).

The HPC recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Lumio second by Mr. Pollack to approve the Beggs/Guidici HPC application. All were in favor, motion carried.

Robert Plummer 467A Main St. Block 300 Lot 3.01, Construct 8x8 garden shed and 16x16 concrete patio.

The applicant proposes new construction of a 16x16' masonry patio with wood trussed overhead with architectural shingles to match the existing residence and a storage shed 8x8 in size sided in painted wood. In the future, a wood slat fence will be proposed along the rear property line which will be submitted for a separate COA review. The HPC recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Litt second by Ms. Koetas-Dale to approve Robert Plummer's HPC application. All were in favor, motion carried.

Elizabeth Ashley 636 Chesterfield-Arneytown Rd. Block 900 Lot 4, Reconstruct destroyed fence.

The applicant is seeking approval of an already installed wood post and rail fence (with black coated wire mesh) positioned along the property line of the Chesterfield-Georgetown Rd. and a 6' high wood stockade type fence along the opposing inside property line. The applicant indicated that the materials, fencing type, and wire mesh matches those previously installed. Sections of fencing were "replaced in kind" due to damage caused by an automobile accident.

Discussion involved the recently installed new gravel parking area along the Chesterfield-Georgetown Rd. (for the multiple residents of the historic home) reason for the fence replacement and removal of an existing wood and metal pile of debris.

The wood fence COA application is recommended for approval subject to a condition that the wood and metal debris pile be removed and properly disposed of in a timely manner.

A motion was made by Ms. Shah second by Mr. Pollack to approve Elizabeth Ashley HPC application with the condition. All were in favor, motion carried.

APPLICATIONS FOR ACTION

Active Acquisitions OY, LLC 228 Old York Rd., Block 701, Lot 2.01. Completeness Review Letter.

Mr. Hirsh went over his completeness review letter dated January 9, 2023 which deemed the application complete. The applicant submitted everything that was required on the checklist.

Mr. Heinold stated that for technical purposes, a completeness letter will be submitted to the applicant's attorney by the board secretary. The letters that were submitted by the Historic Preservation Commission and the Environmental Commission were given to the Planning Board members as review letters not completeness letters.

Mr. Litt asked Mr. Heinold for documents regarding the time lines and procedures.

CORRESPONDENCE

End of year overview from Glenn McMahon, Zoning Officer

The letter was distributed to the board members.

Freshwater Wetlands Permit Application – Active Acquisitions OY, LLC

Mr. Heinold informed the board that is procedure for surrounding property owners to be notified. No action is taken by the Planning Board, the application is under DEP's jurisdiction.

ITEMS NOT ON THE AGENDA

Mr. Braun suggested sending a thank you to Jerry Spence for all his years of service.

PUBLIC COMMENT

A motion was made by Mr. Braun second by Mr. Pollack to open to public comment.

Lorie Thier – 40 Foulkes. She asked if the public could get a copy of the completeness review letter, she was informed that she could by way of OPRA. She asked if during the hearing the applicant will give testimony however if the public had comments would that be testimony. Mr. Heinold informed her that if presenting argumentative facts that they wish to present to the board that would be testimony and they would have to be sworn in.

Agnes Masala – 42 Cromwell Drive. She would also like a copy of the completeness review letter. She stated that any document that's public record should be available without having to use OPRA. She suggested the board get a copy of the application from the County. She stated that it is riddled with problems, they are having problems with is called long and short road crossings of protected wetland.

Hearing no further public comment. A motion was made by Mr. Pollack, seconded by Ms. Shah to close public comment. All in favor, motion carried.

A motion was made by Mr. Braun second by Mr. Pollack to go into Executive Session to talk about litigation at 8:10PM. All in favor, motion carried.

A motion was made by Mr. Pollack second by Ms. Shah to return to public session at 8:15PM. All in favor, motion carried.

ADJOURNMENT

There being no further business, a motion was made by Mr. Pollack seconded by Ms. Shah to adjourn. All were in favor, meeting adjourned at 8:15 PM.

Respectfully submitted,

Aggie Napoleon, Secretary