

CHESTERFIELD TOWNSHIP PLANNING BOARD

December 12, 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; Matthew Litt; Raymond Lumio; Gary Pollack; Michael Nei; Jeffrey Kolakowski. Absent: Suruchi Batra; Tom Sahol; Aparna Shah and Roman Horoszewski. Professional staff present: Doug Heinold, Solicitor; Joe Hirsh, Engineer and Leah Furey-Bruder, Planner.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None.

MINUTES

November 21, 2023 Meeting Minutes

A motion was made by Mr. Kolakowski second by Mr. Lumio to approve the November 21, 2023 minutes. All were in favor, with the exception of Mr. Litt who abstained, motion carried.

RESOLUTIONS

2023-11 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SUBDIVISION TO EHRICH & EHRICH CONSTRUCTION, LLC FOR BLOCK 700, LOT 21.02 (WHITE PINE ROAD)

A motion was made by Ms. Koetas-Dale second by Mr. Pollack to approve Resolution 2023-11. A roll call vote was taken:

Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Litt-Abstain; Mr. Lumio-yes; Mr Pollack-yes; Mr. Nei-yes; Mr. Kolakowski-yes

2023-12 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING USE VARIANCE AND MINOR SITE PLAN APPROVAL TO BARCLAY AND LORRAINE TOWNSEND FOR BLOCK 1102, LOT 23.02 (242 SYKESVILLE ROAD)

A motion was made by Mr. Pollack second by Mr. Hlubik to approve Resolution 2023-12. A roll call vote was taken:

Mr. Hlubik-yes; Ms. Koetas-Dale-Abstain; Mr. Litt-Abstain; Mr. Lumio-yes; Mr Pollack-yes; Mr. Nei-yes; Mr. Kolakowski-yes

HPC APPLICATIONS FOR ACTION

Elizabeth Ashley – 636 Chesterfield-Arneytown Road. Replacing roof
Proposal to remove and replace existing dilapidated asphalt shingles on roof and dormers with GAF Timberline HDZ architectural shingles. The applicant also indicated during her

presentation at the meeting that she intended to replace the worn shingles on the gazebo with the same timberline shingles as the roof. The committee approved the use of the Timberline shingles as they were deemed acceptable under the HPC Guidelines. The applicant will use either Slate or Pewter Gray colored shingles. The applicant also requested guidance on base flashing material at the chimneys and dormers. The existing are copper and it was recommended that the new flashings also be copper if price permits.

The HPC unanimously recommends the Planning Board approve the application as submitted with an amendment to include replacing the current gazebo roofing shingles with GAF Timberline HDZ structural shingles.

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

Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Litt-yes; Mr. Lumio-yes; Mr Pollack-yes; Mr. Nei-yes; Mr. Kolakowski-yes

Bruce & Lisa Eaton – 528 Ward Ave., Required fence for new pool

Proposal for the construction of fencing to enclose area surrounding planned pool. The planned location for the pool will be behind the house in the left side (west) yard. The planned fencing will include side-yard fencing visible to the general public and rear-yard fencing not visible from the street. Homeowners have proposed a fencing style incorporating lattice panels as seen in a number of other historic homes in Crosswicks, including 1 New Street, 485 Main Street, 460 Main Street, and 22 Chesterfield-Crosswicks Rd. The fence design incorporates a lower panel with small openings to meet pool code and an upper topper panel with larger openings to help with privacy. All fencing height will be greater than the minimum required of 48” for pool code compliance, and the space below the fence will be maximum of 2 inches. All visible construction material will be cellular PVC (aka Azek or equivalent). The base millwork will be weather-resistant, emit zero VOCs, and require little to no maintenance over time. Pain will incorporate heat-reflective pigments that resist heat buildup and will bond with the PVC at the molecular level to prevent chipping and peeling. Interior structural components will be a combination of pressure-treated lumber and aluminum channel. The committee discussed in detail the proposed fencing and found the location, design and height of the fencing to be acceptable. While the committee prefers that fencing be built using natural products it was felt that this type of PVC fencing was acceptable due to the fact that it is solid and is not the typical hollow PVC fencing. The following were confirmed with the applicant:

- Fencing will be custom and will incorporate the detailing and construction noted in the application. The applicant noted that a mockup would be constructed and that they would advise the HPC if any details will vary from those on the approved application. HPC members can attend an onsite meeting to review proposed changes.
- The gates will be double doors and detailed per the gate design on page 11/21
- Fence 1 terminates at the wooded area at the west property line. A black welded wire mesh fence extends north from heat intersection/corner to the rear of the property. The applicant indicated that the section of welded wire fencing was within the woods and would be visible from Ward Avenue.

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

A motion was made by Mr.Kolakowski second by Mr Litt to approve the Eaton application. A roll call vote was taken:

Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Litt-yes; Mr. Lumio-yes; Mr Pollack-yes;

Mr. Nei-yes; Mr. Kolakowski-yes

APPLICATIONS FOR ACTION

Michael & Barbara Galati Bordentown-Crosswicks Rd./Fenton Lane, Minor Subdivision and Bulk/Use Variance.

Michael Galati and Matt Walsh, Engineer were sworn. Mr. Pat McAndrew, Attorney stated that the applicant has 2 lots, the commercial lot fronts Bordentown-Crosswicks Rd and the back lot has commercial buildings on it and vacant ground. The proposal is to reorganize the lot line to keep both commercial lots onto one lot and create a lot giving access off of Fenton Lane to build a house for a family member.

Mr. Heinold stated that this triggers a use variance due to the size even though nothing changes regarding the commercial use.

Mr. Walsh marked Exhibit A-1 Color Rendering of existing property. Lot 9.03 has access from Bordentown-Crosswicks Rd. and Lot 9.01 has access from Fenton Lane. Exhibit A2 was marked as Proposed Lot 9.06. Lot 9.01 will become 3.33 acres and Lot 9.06 will be .61 acres, all drainage patterns will remain the same on both lots. There will be no access to the business from Fenton Lane. The applicant has a condition of approval with the county already. Mike Galati explained how the commercial lots were originally formed. He stated that nothing will change in the day to day operations, he would just like to build a home for his daughter.

Ms. Furey-Bruder stated that if the applicant wanted to expand the business they would have to come back before the board. She requested the applicant submit a plan to the Fire Marshall to confirm that there are no concerns with emergency vehicles accessing the rear of proposed Lot 9.01. If anything changes to the use of the commercial buildings in anyway then that would be a use variance and would have to come before the board.

Exhibit A-3 was marked as the proposed house, the board had a brief discussion on the size of the house. Ms. Furey-Bruder stated that for the residential lot they are proposing a build to of 25 ft. side yard setback where 50 feet is required which is consistent with the homes along Fenton Lane. The applicant has agreed to a maximum building coverage of 7% which is allowed. The impervious coverage in the R-1 is 25% which includes everything.

A motion was made by Mr. Hlubik second by Mr. Litt to open the meeting for public comment, hearing none a motion was made by Mr. Litt second by Mr. Pollack to close public comment.

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

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

Double O Properties 404 Ward Ave., Amended Major Site Plan

Mr. David Frank, Attorney stated that the applicant is requesting to amend the site plan which was approved in July to add a 72x72 storage building which will be taken from the applicants other location. Exhibits A-1 and A-2, dimension plans were marked. They will still be in conformance with the bulk standards. PJ Oliver was sworn, he stated that the building will allow more inside storage. The only access to the building is within the site and will be used for smaller vehicles. It will be located on the corner of Hogback and Ward, and is all grey similar to the others. To let light in they will put a couple of windows in on the side facing Ward Ave. They will put in some landscaping similar to the other buildings, there will be a motion light at the front. They agree to all comments

in Joe Hirsch's letter. They will revised all plans to accommodate the change.

A motion was made by Mr. Pollack second by Mr. Hlubik opened the meeting for public comment, hearing none a motion was made by Mr. Pollack second by Ms. Koetas-Dale to closed public comment

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

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

CORRESPONDENCE

None

DISCUSSION

Mr. Heinold gave the board an update on the Save Old York Litigation and update on Active Acquisitions time line.

INVITATIN FOR PUBLIC TO SPEAK

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

Hearing none, a motion was made by Mr. Lumio second by Mr. Litt to close public comment.

ADJOURNMENT

A motion was made by Mr. Lumio seconded by Mr. Litt to adjourn. All were in favor, meeting adjourned at 8:26 PM.

Respectfully submitted,
Aggie Napoleon, Secretary