

CHESTERFIELD TOWNSHIP PLANNING BOARD

March 19, 2024

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:05PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Suruchi Batra; Gerard Hlubik; Denise Koetas-Dale; Shreekant Dhopte; Raymond Lumio; Gary Pollack; Troy Ulshafer; Aparna Shah; Michael Nei. Absent: Jeffrey Kolakowski; Roman Horoszewski.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

February 20, 2024 Regular Minutes

A motion was made by Mr. Dhopte seconded by Mr. Hlubik to approve the February 20, 2024 Regular minutes. All were in favor with the exception of Mr. Lumio who abstained, motion carried.

RESOLUTIONS

2024-02 RESOLUTION APPOINTING DOUGLAS HEINOLD OF RAYMOND COLEMAN HEINOLD AS ATTORNEY FOR THE CHESTERFIELD TOWNSHIP PLANNING BOARD

A motion was made by Ms. Koetas-Dale, seconded by Mr. Pollack to approve Resolution 2024-02.

A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

2024-03 RESOLUTION APPOINTING JOSEPH HIRSH OF ENVIRONMENTAL RESOLUTIONS AS ENGINEER FOR CHESTERFIELD TOWNSHIP PLANNING BOARD

A motion was made by Mr. Hlubik, seconded by Mr. Pollack, to approve Resolution 2024-03.

A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

2024-04 RESOLUTION APPOINTING LEAH FUREY BRUDER AS PLANNER FOR THE CHESTERFIELD TOWNSHIP PLANNING BOARD.

A motion was made by Ms. Shah, seconded by Mr. Hlubik to approve Resolution 2024-04.

A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

2024-06 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING MINOR SITE PLAN APPROVAL TO NEW JERSEY NUT FARMS, LLC PROPERTY AT BLOCK 600, LOT 26 AT 42 CHESTERFIELD-GEORGETOWN ROAD.

A motion was made by Ms. Shah, seconded by Mr. Hlubik to approve Resolution 2024-06. A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-abstain; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

HPC APPLICATION FOR ACTION

Daniel Chance-476 Main Street

Proposed removal of interior chimney and replace with existing roof shingles. Add additional gravel to driveway. The chimney is not original to the house and is currently unused and boarded up. The additional gravel will be of the same type already present and will not alter the size of the driveway. The HPC unanimously recommends the Planning Board approve the application as submitted.

A motion was made by Ms. Koetas-Dale second by Mr. Pollack to approve the HPC application. A roll call vote was taken

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

Aisling & Turney Hall-4 Church Street

Proposed 14' by 18' addition to rear of home to be set over existing family room; and a new gabled roof. The North elevation (adjacent to the driveway) is visible from church Street and was reviewed. The existing building is "L-shaped" with a 2-story main gable roofed volume parallel to Church Street. Existing 1 and 2 story shed roofed additions extend along the leg of the "L" towards the rear of the property. The proposed work will add a 2nd story to the rearmost section of the house. A new gable roof will extend from the addition, and over the existing 2 story shed roofed section-altering its roofline, until it intersects the main gable. The roofline alteration was approved provided that the pitch is shallow as represented on the drawings, and the ridge of the new gable roof is no higher than the existing gable roof along Church St. The roofing for the new addition will match the existing GAF Stateline shingles already used on the main gable roof of the home. Existing Wood siding to remain and new primed and painted cedar clap board used for the addition. Anderson 200 series DH Windows will be installed at the addition, and for the replacement windows directly adjacent to the addition. The Windows will have 2 over 2 finelight grills with exterior trim and match existing windows as close as possible. It was discussed that the Guidelines require applied muntins. However, as the existing adjacent for the new and replacement windows indicated on the drawings. The HPC recommended to the applicant that they also install wood shutters to the new windows facing the driveway to match those already existing on the house. The applicant agreed. The HPC unanimously recommends the Planning Board approve the application as submitted with the addition of the requirement that the applicant install wood shutters to the new windows facing the driveway.

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

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes;

Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

APPLICATIONS FOR ACTION

None

CORRESPONDENCE

None

DISCUSSION

Mr. Nei asked the secretary to pass out the review letter from Leah Furey-Bruder regarding a Use Variance/Minor Site Plan application that was withdrawn before it came before the board. Because the owner had been doing commercial business in the Ag Zone, he received violations from the Zoning Officer which compelled him to file the application. Ms. Koetas-Dale spoke to Mr. McMahon, he informed her that the court ordered a cease and exist and if he continued to do business from there he would be in violation. Since then the equipment has been moved off the property. Mr. Nei asked the secretary to forward the review letter to Mr. McMahon for his records.

Mr. Dhopte mentioned that he met with the Ag Board and that the state is going to allow special events on farms. Ms. Koetas-Dale said that she has been in meetings to talk about the next steps the Township should take. She stated that Mr. Heinold recommends we follow the State as to not have any conflicts. She mentioned that Ms. Furey-Bruder was also working on this regarding the TDR program. Ms. Koetas-Dale wants to make sure the state rules and regulations fit in our Ordinance.

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC TO SPEAK

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

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

ADJOURNMENT

A motion was made by Mr. Pollack seconded by Ms. Shah to adjourn. All were in favor, meeting adjourned at 7:22 PM.

Respectfully submitted,
Aggie Napoleon, Secretary