

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**May 21, 2024**

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: Suruchi Batra; Denise Koetas-Dale; Shreekant Dhopte; Gary Pollack; Troy Ulshafer; Aparna Shah; Michael Nei; Jeffrey Kolakowski. Absent: Gerard Hlubik; Raymond Lumio and Roman Horoszewski. Professional Staff Present: Douglas Heinold, Attorney; Joseph Hirsh, Engineer; Leah Furey-Bruder, Planner.

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

Ms. Shah will recused herself from the Peter Wilcox application due to conflict.

### **MINUTES**

#### April 16, 2024 Regular Minutes

A motion was made by Mr. Pollack seconded by Mr. Ulshafer to approve the April 16, 2024 Regular minutes. All were in favor with the exception of Mr. Kolakowski who abstained, motion carried.

### **RESOLUTIONS**

2024-07 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO ROBERT FURMAN PROPERTY AT BLOCK 910, LOT 5.02 AT 86 SYKESVILLE ROAD

A motion was made by Mr. Pollack, seconded by Ms. Shah to approve Resolution 2024-07. A roll call vote was taken:

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

2024-08 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO WESLEY VAN DEN HEUVEL PROPERTY AT BLOCK 206.225, LOT 9 AT 50 BROOKDALE WAY.

A motion was made by Mr. Pollack, seconded by Ms. Shah to approve Resolution 2024-07. A roll call vote was taken:

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

### **HPC APPLICATION FOR ACTION**

Eric Talley-485 Main St., Block 301 Lot 4

Proposed to rebuild existing tongue and groove wood porch deck as needed with same wood materials and dimensions of the existing porch deck. HPC had no issues with applicants request. A proposal to replace existing vinyl and wood fence with vinyl fence with smaller top lattice panel. The current fence is a combination of wood panel and

vinyl lattice, and the new proposed fence would be 100% vinyl. The HPC had no issues with replacing the existing fence with an all vinyl fence with a paneled bottom and lattice top due to the fact that the existing fence is already partially vinyl. The HPC did request that the height of the fence remain consistent with the height of the fence that currently exists.

The HPC unanimously recommends the Planning Board approve the application as submitted with the addition of the recommendations listed.

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

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

Scott Buchanan-464 Main St., Block 201, Lot 9

Replace uneven and deteriorating front brick sidewalk with similar paver sidewalk (pine hall rumbled full range) with added landscape beds by road (beds will be scaled to match the existing beds of the house on either side). The HPC agreed with the proposal to replace the existing brick sidewalk with a like-kind sidewalk composed of 4"x8"x2.25" sized brick. Not a larger brick that would look like a pave. The plan shows a variation of a running bond pattern while the existing pattern is a basket weave. The HPC would recommend basket weave to match existing. That pattern is prevalent on Main Street and matches one of the immediate neighbors.

The HPC had no issue adding two landscape beds in the front of the house against the road as proposed as long as they matched the current scale of their neighbors' beds and did not extend outward any further than the neighbors' beds. Replace side brick walkway that has been lifted by tree roots with crushed red stone. The HPC had no issue with the proposal as presented. Replace random slate and cement inlay in front porch with cut bluestone. The HPC has no issue with the proposal as presented.

The HPC unanimously recommends the Planning Board approve the application as submitted with the addition of the recommendations listed.

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

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

## **APPLICATIONS FOR ACTION**

Valerie Bibus – 590 Chesterfield-Arneytown Rd., Block 900, Lot 20.02, Bulk Variance

Mrs. Bibus was sworn. She is seeking a bulk variance to replace an above ground pool with an in ground. The pool will be oval in shape, it will be located at little in the front and in the side yard. It cannot be installed in the side yard or back yard due to the septic and not enough set back on the other side yard. It will be surrounded by trees and bushes. The existing pool had a prior variance approval for the front yard. Mr. Kolakowski asked how far back from the road would the pool be and the applicant stated approx. 150 feet. Chairman Nei stated that a condition of approval would be compliance with pool fencing regulations to which the applicant agreed.

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

A motion was made by Mr. Pollack second by Mr. Ulshafer to approve the application.

A roll call vote was taken:

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

Ms. Shah left the meeting @ 7:19pm

Peter Wilcox-739 Monmouth Road, Block 1102 Lot 6.01, Minor Site Plan/Use Variance  
Timothy Little, Attorney representing the applicant. He stated that they are before the board to seek Use Variance and Minor Site Plan approval. The property contains a home and a couple of out buildings. His client is in the wholesale lighting business. Peter Wilcox was sworn, he testified that his main operation is located in Edison, NJ. He stated that he would use this property as storage for products, he has an office in Freehold used for storage as well. Only small products are kept on site, larger products are shipped to the customer directly from the warehouse. The intent is to have his son reside in the existing home and use the out buildings for storage. They will run deliveries with a van or a 24 ft. box truck. There are no employees on site other than his son. There are two buildings on site both with electric. The hours of operation will be Monday-Friday from 8am till 5pm, no customers will be on site. The only deliveries to the site would be from FedEx or UPS with small packages. They will not have a sign and will be making no modifications to the site. The van maybe kept on onsite however the box truck is kept at the Edison location. There will be nothing kept outside of the buildings. A forklift will be kept on site inside the buildings. There will be no change in landscaping. The front is lined with Blue Spruces, driveway is lined with Jersey Pines. One building is a single story 2400 sq. ft. with 3 bay doors the other is a wood structure one car garage.

Dan Caruso, Engineer was sworn, he testified that there is an 11 ft. wide driveway with no 2 way traffic access, it is sufficient as is. He will provide a site triangle study to Mr. Hirsh to show sufficient access. There is 3 parallel parking stalls 22 ft. long and 2 shorter ones at the entrance of the garage. No additional lighting and no change in landscaping is proposed. Mr. Hirsh asked if Mr. Caruso could show the radius at the entrance to make sure a box truck can make a right turn in, Mr. Caruso will comply. A box truck will make a k-turn to turn around, Mr. Caruso will provide a turning template to Mr. Hirsh.

Mr. Christopher Musser, Engineer/Planner was sworn. The positive criteria has a lot configuration suitable for the use. He suggested as a condition of approval is the home must be occupied by staff of the business. It is a low intensity use and the site fits for the purpose and is well screened already. There is no negative criteria, it is consistent with the planning and zoning ordinance.

Mr. Furey-Bruder went through her April 17, 2024 review letter, she asked about having a dumpster to which the applicant stated that he did believe it will be needed. She recommended as a condition of approval is if a dumpster is needed that he come back before the board to get an approval. If the applicant decides to have a dumpster his Engineer should show it on the final plan. Mr. Hirsh asked that the applicant add a trash truck to the circulation plan. Ms. Furey-Bruder stated that if the company expands then they will need to come back before the board. As a condition of approval the person living in the home must be an employee.

Mr. Kolakowski expressed his concern regarding the occupant of the home being a part of the business and he just wanted to make it clear that this is the case.

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

Due to the number of voting members, Mr. Little asked that the application be carried with no further notice to the June 18, 2024 meeting.

A motion was made by Mr. Nei second by Mr. Shreekant to carry the application without

further notice. All were in favor, motion carried.

## **CORRESPONDENCE**

## **DISCUSSION**

Legislation permitting special events on preserved farms.

Ms. Furey-Bruder went over some of the legislation that has been passed. The SADC is preparing guidance for these events. She suggested that Chesterfield Township put together a subcommittee made up of Township Committee Members; Planning Board Members and Agricultural Committee Members to come up with guidelines.

## **ITEMS NOT ON THE AGENDA**

None

## **INVITATION FOR PUBLIC TO SPEAK**

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

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

## **ADJOURNMENT**

A motion was made by Mr. Pollack seconded by Mr. Ulshafer to adjourn. All were in favor, meeting adjourned at 8:55 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary