

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**June 18, 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; Michael Nei; Jeffrey Kolakowski. Absent: Troy Ulshafer; Apra Shah. Professional Staff Present: Douglas Heinold, Attorney; Joseph Hirsh, Engineer; Leah Furey-Bruder, Planner.

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

Ms. Koetas-Dale and Mr. Dhopte recused themselves from Wilcox Use Variance Application

### **MINUTES**

#### May 21, 2024 Regular Minutes

A motion was made by Mr. Kolakowski seconded by Mr. Pollack approve the May 21, 2024 Regular minutes. All were in favor with the exception of Mr. Hlubik and Mr. Lumio who abstained, motion carried.

### **RESOLUTIONS**

2024-09 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING BULK VARIANCE APPROVAL TO VALERIE BIBUS, 590 CHESTERFIELD-ARNEYTOWN ROAD, BLOCK 900, LOT 20.02.

A motion was made by Mr. Kolakowski, seconded by Mr. Pollack to approve Resolution 2024-09. A roll call vote was taken:

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

### **HPC APPLICATION FOR ACTION**

#### Beggs-16 Buttonwood Street- Proposed replacement of original slate roof

The home currently has its original slate roof from 1904. The roof has been repaired on multiple occasions and is approximately 25 years past its useful life. The deteriorating condition of the shingles makes the possibility of continued repairs impractical. The homeowner obtained multiple bids to replace the roof with like kind slate shingles with the lowest bid being \$295,000. The homeowner is therefore proposing to replace the original slate roof with Timberline HDZ shingles. The existing gutters will be preserved and reused.

Although the Historic Design Guidelines indicate to preserve the original roof material, the HPC members concluded that it would not be practical due to the replacement cost to ask the homeowner to replace such a large slate shingle roof with actual slate shingles. The homeowners proposed use of Timberline HDZ shingles was deemed to be an appropriate replacement product by all of the HPC members. Therefore, the HPC unanimously recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Kolakowski second by Mr. Hlubik 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. Nei-yes; Mr. Kolakowski-yes. Motion carried.

## **APPLICATIONS FOR ACTION**

Peter Wilcox-739 Monmouth Road, Block 1102 Lot 6.01, Minor Site Plan/Use Variance

Mr. Heinold stated that this application was heard in its entirety at the May meeting. The public was also asked if there were any comments to which no one responded.

Mr. Lumio and Mr. Hlubik both have signed a certification stating that they listen to taped testimony and the certification is on file.

The application is on the agenda for a vote. Mr. Heinold stated that there was no public comment last month and there are no public in attendance at tonight's meeting.

Mr. Kolakowski asked the applicant to clarify the number of employees at the site. Mr. Little stated that on occasion there may be a delivery or pick-up from Mr. Wilcox's other locations however they would only be on site to unload or load and then they will leave.

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

Ms. Batra-yes; Mr. Hlubik-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

Ms. Batra and Mr. Pollack left the meeting @ 7:19pm.

## **RESOLUTION**

2024-10 RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHESTERFIELD GRANTING USE VARIANCE APPROVAL TO PETER WILCOX, 739 MONMOUTH ROAD, BLOCK 1102, LOT 6.01

Mr. Heinold will revise item #1 in the Resolution to read public does not typically visit the site other than on rare occasions.

A motion was made by Mr. Lumio second by Mr. Hlubik to approve the Resolution with the modification. A roll call vote was taken:

Mr. Hlubik-yes; Mr. Lumio-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

## **CORRESPONDENCE**

None

## **DISCUSSION**

None

## **ITEMS NOT ON THE AGENDA**

None

## **INVITATION FOR PUBLIC TO SPEAK**

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

Hearing no public comment, a motion was made by Mr. Hlubik second by Mr. Shreekant to closed public comment.

## **ADJOURNMENT**

A motion was made by Mr. Lumio seconded by Ms. Koetas-Dale to adjourn. All were in favor, meeting adjourned at 7:23 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary