

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**July 16, 2024**

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:02PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Gerard Hlubik; Shreekant Dhopte; Raymond Lumio; Troy Ulshafer; Aparna Shah; Michael Nei; Jeffrey Kolakowski; Kevin Broderick. Absent: Suruchi Batra; Denise Koetas-Dale. Professional Staff Present: Douglas Heinold, Attorney; Joseph Hirsh, Engineer; Leah Furey-Bruder, Planner.

### **OATH**

Mr. Broderick declared his Oath of Allegiance.

Mr. Broderick was appointed as a 2<sup>nd</sup> Alternate member for an unexpired one-year term

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

None

### **MINUTES**

#### June 18, 2024 Regular Minutes

A motion was made by Mr. Kolakowski seconded by Mr. Hlubik to approve the June 18, 2024 Regular minutes. All were in favor with the exception of Ms. Shah; Mr. Ulshafer and Mr. Broderick who abstained, motion carried.

### **RESOLUTIONS**

None

### **HPC APPLICATION FOR ACTION**

#### Crosswicks Monthly Meeting of Friends-530 Ward Ave.- Repairs

The applicant proposes to do repairs on the buildings windows, sills, porch columns, trim and fascia. The applicant will use AZEK building products as indicated in photos that were submitted.

The HPC unanimously recommends the Planning Board approve the application.

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

Mr. Hlubik-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes; Mr. Broderick-yes. Motion carried.

#### Chesterfield Township Historic Society – 530 Ward Ave. – Place exterior sign in front of museum.

The applicant proposes to add two signs to the property. The application itself only mentions the larger 3'x 2' sign to be placed on the front lawn of the property. At the HPC meeting the applicant indicated that they would also like to add a smaller 2' x 2' sign to be hung from the existing light post. The 3' x 2' sign will be professionally designed and

manufactured, and it will display historical information about the town, including a map and photos. The 2 'x 2' will be much simpler and just note that it is an historical site. The HPC unanimously recommends the Planning Board approve the application for the 3' x 2' sign to be placed on the front lawn and also the additional 2' x 2' sign to be hung on the light post.

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

Mr. Hlubik-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes; Mr. Broderick-yes. Motion carried.

## **APPLICATIONS FOR ACTION**

None

## **CORRESPONDENCE**

None

## **DISCUSSION**

### Ordinance 204-16 Amending Chapter 130 Section 130-88.4 Entitled "Outdoor Dining"

Ms. Furey-Bruder went over her review letter dated July 11, 2024. She informed the board that if the Township Committee finds that the Ordinance is not working they have the right to remove it. She also suggested the board consider recommending that if the restaurant is located in the Historic District then the Zoning Officer should advise the HPC so they are aware to which the board agreed. Also recommended to the Township Committee is that they put in the Ordinance a standard end time for music and entertainment.

A motion was made by Mr. Ulshafer second by Ms. Shah to find Ordinance 2024-15 consistent with the Master Plan and to recommend the Township Committee consider adding the recommendations as stated. A roll call vote was taken.

Mr. Hlubik-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes; Mr. Broderick-yes. Motion carried

### 118BC – Discussion about Single Family House Architecture

Ms. Furey-Bruder updated the board, the application was approved in 2019 with conditions. An application was received for conformance review in April and the architectural did not meet the Township Code. Ms. Furey-Bruder sent the applicant recommendations based off of the architectural design guidelines. The property is 2.235 acres on the north side of Bordentown-Crosswicks Rd., a total of 12 houses, 6 of them will be triplexes one of those will be affordable fronting the County Rd. and 6 single family homes fronting Berryland St and Atsion Way. The applicant submitted a design which has the garage being a side entry even with the front wall of the house which is not code. The applicant asked her to see if the Planning Board would accept that. The board agreed that the applicant would have to seek a variance for the garage.

## **ITEMS NOT ON THE AGENDA**

None

## **INVITATION FOR PUBLIC TO SPEAK**

No public in attendance

## **ADJOURNMENT**

A motion was made by Mr. Ulshafer seconded by Mr. Kolakowski to adjourn. All were in favor, meeting adjourned at 7:42 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary