

CHESTERFIELD TOWNSHIP PLANNING BOARD
September 17, 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; Shreekant Dhopte; Raymond Lumio; Lido Panfili; Aparna Shah; Michael Nei; Jeffrey Kolakowski. Absent: Gerard Hlubik; Denise Koetas-Dale; Troy Ulshafer and Kevin Broderick.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

MINUTES

August 20, 2024 Regular Minutes

A motion was made by Mr. Panfili seconded by Mr. Dhopte to approve the August 20, 2024 Regular minutes. All were in favor with the exception of Ms. Shah; Mr. Lumio and Mr. Kolakowski, motion carried.

RESOLUTIONS

None

HPC APPLICATION FOR ACTION

Anthony & Sandra Denarski.-20 Front St.- Renovation of barn behind the home.

The Applicant submitted a COA for the restoration of their barn. The applicants' barn dates back to 1910. Within the last year, the applicants have spent \$60k to rebuild the barn foundation. They are now ready to replace the windows, siding, and barn doors. They have proposed replacing the windows with Anderson wood windows with a single dived light. They have proposed replacing the siding with either wood shiplap or Hardie plank siding. They have propose replacing the barn and hayloft doors with wood to mimic the originals. The HPC members noted that the applicants were restoring the barn to its original state according the established guidelines.

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

A motion was made by Mr. Dhopte second by Ms. Shah to approve the HPC application.

A roll call vote was taken

Ms. Batra-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Panfili-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

Nicholas Galati-Zuhowski – 14 Church St.. – Remove and replace slate roof.

The applicant submitted a COA to replace existing slate roof. The current slate roof needs to be replaced due to age and wear and the applicant proposes to replace it with Timberline HDZ High Definition Lifetime Shingles. The HPC members noted that the applications request to remove the existing slate roof and replace it with the Timberline shingles was within the stated guidelines.

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

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

Ms. Batra-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Panfili-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

Josh Matteucci – 618 Chesterfield-Arneytown Rd – Install 6’ fence in rear yard

The applicant submitted a COA to add fencing to his property. The applicant proposes to build a 6’ H cap and trim cedar fence abutting the left side of his house 16’ and then running 77’ down the side of his property which would connect with an existing chain link fence running across the back of his property. The HPC members noted that the proposed cedar fence conformed with the requirements for fencing contained in the guidelines.

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

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

Ms. Batra-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Panfili-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

E Christopher Krupa – 7 New Street – Install fence and gate

The applicant submitted a COA to add fencing to his property. The applicant proposes to build a wooden 4 rail horse fence and gate to contain horses and prevent vandalism and dumping on new lot 9.01 on New Street. The HPC members noted that the proposed wooden 4 fail horse fence conformed with the requirements for fencing contained in the guidelines.

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

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

Ms. Batra-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Panfili-yes; Ms. Shah-yes; Mr. Nei-yes; Mr. Kolakowski-yes. Motion carried.

APPLICATIONS FOR ACTION

None

CORRESPONDENCE

None

DISCUSSION

None

ITEMS NOT ON THE AGENDA

None

INVITATION FOR PUBLIC TO SPEAK

No public in attendance

ADJOURNMENT

A motion was made by Mr. Hlubik seconded by Mr. Panfili to adjourn. All were in favor, meeting adjourned at 7:10 PM.

Respectfully submitted,
Aggie Napoleon, Secretary