

CHESTERFIELD TOWNSHIP PLANNING BOARD

July 12, 2011

Doug Heinold, Township Solicitor asked for a nomination for Chairman due to the fact that Chairman Panfili and Vice-Chairman Malison were not in attendance.

A motion was made by Brian Wilson seconded by Larry Durr to elect Don Coover as acting Chairman for the meeting. All were in favor, motion carried.

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Coover at 7:35PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Donald Coover; Lawrence Durr; Glenn McMahon; Brian Wilson; Jeremy Liedtka; Mary Acevedo. Absent: Richard LoCascio; Joseph Malison; John Nunziato; F. Gerry Spence and Chairman Panfili. Professional staff present: Douglas Heinold, Solicitor; Christopher Trebisky, Township Engineer.

MINUTES

June 14, 2011 Minutes

A motion was made by Mr. Wilson, seconded by Mr. McMahon, to approve the June 14, 2011 Regular Minutes. The vote was in the affirmative. Motion carried.

RESOLUTIONS

2011-07 Denying the application for a use variance to Walter and Sherry Eib, 62 Margerum Road, Block 501, Lot 7.03.

A motion was made by Mr. Wilson, seconded by Mr. McMahon to approve Resolution 2011-07. All were in favor. Motion carried.

APPLICATIONS FOR ACTION

None

DISCUSSION

Memo from Bonnie Haines regarding Ordinance 2011-15

Last month the board discussed amending Ordinance 2011-15 and decided not to make any changes and referred it back to the Township Committee. Since then Mrs. Haines has asked the board to reconsider amending the Ordinance at the request of Mr. Mike Hlubik.

Mr. Coover opened the meeting to the public for comment.

Mr. Hlubik - 114 Chesterfield-Georgetown Road addressed the board. He explained that he has a self imposed hardship. He is the owner of a preserved farm to which he subdivided his farmstead. He has no plans in the future of selling the farm or the house however thought it best for him and his wife. He explained to the board how he has removed several buildings from the property over years. He would like to erect a barn to be used for storage. Mr. Wilson stated that he thought there may be a few farms that would also fall under the same situation. Mr. Heinold suggested a possibility would be to add the wording "common ownership" to the ordinance. If the farmstead was ever sold, the buildings on the property would be grandfathered in however the accessory building coverage would revert back to the single family dwelling requirements.

The board asked Doug Heinold to draft an amended ordinance and to circulate it to the board members. The draft would then come back to the board at next months meeting.

Accessory Coverage in the PVD Zone

Mr. McMahon informed the board that he had a situation where a home owner in the PVD Zone wished to put a porch roof on an existing patio near a garage. Currently there is no requirement in regard to accessory structure set back in the PVD Zone. Mr. McMahon noted that he allowed the roof under the UCC Code which requires a 3 foot setback and a 1 hour firewall for such a scenario. A concern of the board was safety and fire jumping and how an emergency vehicle would be able to get in. Mr. McMahon and Mr. Trebisky stated that they feel a 5 foot setback is appropriate. Mr. Heinold confirmed that the UCC Code would trump any ordinance we have.

A motion was made by Mr. Wilson, seconded by Mr. Liedtka to amend the existing bulk requirement in the PVD Zone to a 5 foot setback for accessory structures. All were in favor with the exception of Mr. Durr who abstained. Motion carried.

Distance between Accessory and Main Structure in PVD Zone

In the PVD Zone a fence is required to be 10 feet from an alley or lane however a structure is permitted 4 feet from an alley or lane. Mr. Heinold stated that to be logically consistent is to move everything to a 10 foot setback. The board had a short discussion and decided to table the discussion until next months meeting when more board members are present.

CORRESPONDENCE

None

INVITATION FOR PUBLIC TO SPEAK

Chairman Coover opened the meeting for public comment.

Bob Schoen - 48 Fenton Lane mentioned that regarding the structures being so close to the alley way that snow plowing could damage the structure.

There being no further public comment Acting Chairman Coover closed the public portion of the meeting.

At 8:28pm a motion was made by Mr. McMahon, seconded by Mr. Durr to enter into executive session to receive an update from Mr. Heinold regarding the Holloway Land Hearing. All were in favor, motion carried. At 8:43 the Planning Board returned to open session.

ADJOURNMENT

There being no further business, a motion was made by Mr. Durr seconded by Mr. McMahon to adjourn. All were in favor, meeting adjourned @8:43 PM.

Respectfully submitted,

Aggie Napoleon, Secretary