

CHATHAM BOROUGH PLANNING BOARD

June 11, 2008

7:30 p.m.

PLEASE BE ADVISED: THESE MINUTES FAILED TO RECORD. A SEVERE ELECTRICAL STORM ON THE NIGHT OF JUNE 10<sup>TH</sup> DISABLED THE RECORDING DEVICE. THE FOLLOWING ACCOUNT HAS BEEN TAKEN FROM THE RECORDING SECRETARY'S HANDWRITTEN NOTES.

Chairman H.H. Montague called the Chatham Borough Planning Board meeting of June, 2008 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Montague announced that all legal notices have been posted for this meeting.

Members Present:

Mayor V. Nelson Vaughan, Councilman Bruce Harris, Vincent DeNave, John Hague, Thomas Sennett, John Bitar, Donna Cali-Charles, Chairman H.H. Montague.

Anne Marie Rizzuto, Esq., attorney for the Board, was present.

Members Absent:

Alison Pignatello, Alan Pfeil, James Mitchell.

Approval of Minutes

The following meeting minutes were approved as amended:

March 5, 2008 – Regular Meeting

March 5, 2008 – Closed Session

April 2, 2008 – Regular Meeting

Open to the Public

There were no comments from the public.

Old Business

Bylaws – Continued Draft Review

- Mr. Sennett and Mr. Bitar went over the changes they suggest for Article IV, Sections 4.01, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08.
- The Board decided to remove Section 4.03.
- The Board questioned who reviewed an application to determine completeness
- Mr. DeNave said he would look into who determined completeness
- Revisions were made to Section 4.07.
- The Board stopped their review at Article V.

At 8:15 p.m. the Board went into Closed Session.

The Board returned to Public Session at 9 --- p.m.?

A motion was made/seconded to appoint John Hansen for the position of Planning Board Engineer. A roll call vote was taken:

Mayor Vaughan	-	yes
Councilman Harris	-	yes
Mr. DeNave	-	yes
Mr. Hague	-	yes
Mr. Sennett	-	yes
Mr. Bitar	-	yes
Mrs. Cali-Charles	-	yes
Chrmn. Montague	-	yes

221 Main Street Agreement & Application

Mayor Vaughan, Councilman Harris, and Mr. DeNave recused themselves.

Ms. Rizzuto reviewed the history of 221 Main Street’s appearances before the Board. She believed that with these most recent proposals; this should now be considered a new application.

At Ms. Rizzuto’s recommendation, the Board reviewed the Settlement Agreement made between the Borough and 221 Main Street.

Janet Siegel, of Siegel Architects, was sworn in to testify on behalf of 221 Main Street.

Mrs. Siegel and Mr. Osmun made the following points on this application:

- This proposed use is allowed in the B-4 District
- The applicant has agreed to purchase the necessary parking permits
- 221 Main Street will re-stripe the parking spaces on this site
- The height of the proposed building is 29 ft. 6 in.
- The second floor will contain 2 apartments
- To date what business will occupy the retail space is not known
- Drainage will travel down to the town system
- Handicap parking is available in front of Danielle’s Restaurant

Mrs. Siegel described the proposed ground floor, entrance, lavatories, and risers. Regarding the foundation/basement plans, the applicant won’t be building below the neighboring buildings. A crawlspace will be constructed. Regarding underground piping, the original condition still stands.

Submitting Exhibit A-3, Mrs. Siegel testified that the storage space will be cut short. She explained the proposed shared hallway and the front and rear entrances. She also explained why the two apartments had to be on one level.

Submitting Exhibit A-4, Mrs. Siegel described the front elevation, the apartment entrance, and the entrance into the retail section.

Mrs. Siegel submitted Exhibit A-1, a letter from Eleanor Smith, Chairman of the Historic Preservation Commission, giving the Commission's views on this application.

Mr. Osmun submitted Exhibit A-2, the settlement agreement between the Borough and 221 Main Street.

Mr. Osmun noted that Steve Parker was the engineer for 221 Main Street. Mr. Parker was not present tonight. At Mr. Osmun's request, Vincent DeNave agreed to testify on behalf of Mr. Parker. Mr. DeNave was sworn in to testify. He testified to a number of engineering points. There will be 100% coverage on the site as proposed in this plan. All of the water services will be replaced as part of the Borough's Streetscape plans.

Ms. Rizzuto reviewed Sheets 1 -4 with Mr. DeNave.

Mr. Montague and Mrs. Siegel reviewed the proposed exterior lighting.

Mrs. Cali-Charles expressed concern about a possible water problem in the crawlspace. Mr. DeNave said a sump pump will be installed in the crawlspace. Also, a sheeting wall will be constructed to hold the foundation. Mr. Bitar asked Mr. DeNave if he believed the proposed drainage was acceptable.

Mr. Montague asked about the proposed colors. Mr. Osmun said that the Historic Preservation Commission (HPC) will be consulted concerning the colors.

At the Board's request, Mrs. Siegel reviewed Exhibit A-5. She testified to details on the proposed windows. There will be canopies installed over both doors. There will be no over-hang into the neighbor's property. There will be no exterior gutters.

Ms. Rizzuto and Mr. Osmun reviewed the maximum parking and the proposed parking. Mr. Osmun stated that 17 parking spaces are needed for the retail section. There will be no on-site parking.

Ms. Osmun went over all the agreed upon conditions in the Resolution approving this Site Plan. A condition will be added regarding compliance with ADA requirements.

The Board reviewed the parking situation for both the retail and residential use.

There were no comments from the public.

Mr. Hague made a motion to approve Preliminary and Final Site Plan for 221 Main Street, with the agreed upon conditions. Mrs. Cali-Charles seconded the motion. A roll call vote was taken:

Mr. Hague	-	yes
Mr. Bitar	-	yes

Mrs. Cali-Charles - yes  
Mr. Sennett - yes  
Chrmn. Montague - yes

The following Board members were recused from voting: Mayor Vaughan, Councilman Harris, Mr. DeNave.

The following Board members were absent when the vote was taken: Mrs. Pignatello, Mr. Pfeil, and Mr. Mitchell.

At 11:05 p.m. the meeting adjourned.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary