

CHATHAM BOROUGH PLANNING BOARD  
October 6, 2010 7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board meeting of October 6, 2010 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Crater announced that all legal notices have been posted for this meeting.

Members Present:

Mayor V. Nelson Vaughan\*\*, Councilman Bruce Harris\*\*\*, Chairman Richard Crater, Donna Cali-Charles, Vincent DeNave\*\*\*\*, H.H. Montague, Susan Favate, James Mitchell, Joseph Mikulewicz\*, Matthew Wagner.

\*arrived at 7:32 p.m.

\*\*arrived at 7:35 p.m.

\*\*\*arrived at 7:40 p.m.

\*\*\*\*arrived at 8:40 p.m.

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

Members Absent:

John Bitar

Open to the Public

There were no comments or questions.

Adoption of Minutes

The meeting minutes of September 15, 2010, second draft, were approved. Mrs. Favate abstained from voting.

Resolutions – Applications

Mr. Crater noted that an additional resolution will be discussed tonight: JDS Realty, 400 Main Street, #PB Resolution 2010-20.

Ms. Rizzuto reviewed Planning Board Resolution #PB 2010-21: Steven T. Capo LLC, Proposed Tennis Court at 40 Watchung Avenue, for a Waiver of Site Plan in Connection with a Change of Permitted Use. Mr. Mikulewicz made a motion to approve Resolution #PB 2010-12. Mr. Montague seconded the motion. A roll call vote was taken:

Mayor Vaughan	-	yes
Mrs. Cali-Charles	-	yes
Mr. Montague	-	yes
Mrs. Favate	-	abstained
Mr. Mitchell	-	yes
Mr. Mikulewicz	-	yes
Mr. Wagner	-	yes
Chrmn. Crater	-	yes

Ms. Rizzuto reviewed Planning Board Resolution #PB 2010-20: Patricia Bartoli, Gymboree at 11B Roosevelt Ave., for a Waiver of Site Plan in Connection with a Change of Permitted Use. Mr. Wagner made a motion to approve #PB 2010-20. Mrs. Cali-Charles seconded the motion. A roll call vote was taken:

Mayor Vaughan	-	yes
Mrs. Cali-Charles	-	yes
Mr. Montague	-	yes
Mrs. Favate	-	abstained
Mr. Mitchell	-	yes
Mr. Mikulewicz	-	yes
Mr. Wagner	-	yes
Chrmn. Crater	-	yes

Ms. Rizzuto reviewed the recent revisions she had made to Planning Board Resolution #PB 2010-19, Site Plan, C-1 Variance, and Design Waivers for JDS Realty, LLC (Shehadi Building), 400 Main Street. Mr. Mikulewicz made a motion to approve Resolution #PB 2010-19. Mr. Wagner seconded the motion. A roll call vote was taken:

Mayor Vaughan	-	yes
Mrs. Cali-Charles	-	yes
Mr. Montague	-	yes
Mrs. Favate	-	abstained
Mr. Mikulewicz	-	yes
Mr. Wagner	-	yes
Chrmn. Crater	-	yes

Mr. Crater noted that there were no new applications for tonight's meeting.

#### Pending Business

##### Sign Ordinance

Mr. Montague distributed copies of the proposed presentation to be given to the Borough Council later this month. Mr. Montague, Mrs. Cali-Charles and Mr. DeNave had organized this presentation as a committee. Mr. Montague reviewed the presentation page by page, inviting feedback from Board members.

The Board discussed the section pertaining to signs being allowed in front of Borough Hall. Mrs. Cali-Charles suggested the Board put in a recommendation that the grounds of Borough Hall be kept free of signs promoting fund-raising events. She was very concerned the Borough Hall would become trashed up with too many of these event signs in the future. Mrs. Favate pointed out that these signs would also give the impression that the Borough whole heartily endorsed these non-profit organizations.

Mr. Crater took a hand vote of Board members in favor of allowing banners on the front lawn of Borough Hall. No one raised their hand. Mr. Montague agreed to insert language suggesting a ban of political and non-profit signs at Borough Hall.

Continuing with the presentation, Mr. Montague reviewed additional sign suggestions, among them were that LED signs be prohibited and the size of balloons will be regulated. Second and third floor windows will be allowed to have signs. Logos will be allowed on the slope of awnings.

At this point, it wasn't clear when this presentation will be given to the Borough Council. This topic will remain on the Board's future agendas, until it's resolved.

Mr. Crater thanked all the Board members who worked on this project.

#### Planner Study for Business Districts

Mr. Crater reported that Mrs. Favate and Councilman Harris made a very nice presentation on this Study at the last Council Meeting. He asked if they had any comments tonight for the Board.

Mrs. Favate stated that the presentation was well received by the Borough Council. The Council focused on the parking situation and the Board's suggestion to hire a part time planner. The Council had strong opinions on the planner's recommendations concerning fast food restaurants.

At this point in the meeting, Mr. DeNave arrived.

Councilman Harris said the Board's next step would be to solicit applications from planners. The scope of the planner's assignments should be clearly decided on. Mrs. Favate pointed out that the planner candidates should be familiar with the Borough's Master Plan and its re-examination amendments.

The Board and Mr. DeNave discussed the method of payment for the different assignments to be given to the planner. Mr. DeNave believed a "new full" Master Plan needs to be made. Councilman Harris felt a professional should undertake this whole re-doing of the Master Plan. Mr. DeNave and the Board discussed how the Board should go about seeking a professional planner.

Mr. Crater asked Mr. DeNave to gather the names of the planners hired by the Borough in the past. The Board will discuss this situation again at their next meeting. Mr. Crater pointed out that the "time of decision" rule is approaching.

#### Checklists for Applications

Ms. Rizzuto noted that the checklists and ordinance review are not yet ready. Substantial changes need to be made to the ordinance for both the checklists and for the time of decision rule.

Ms. Rizzuto estimated that she needed two more weeks to finish the checklists. Mr. Montague will also need time to work on the ordinance aspect of the checklists.

Ms. Rizzuto will have a report ready for the October 20<sup>th</sup> meeting.

Site Plan Waiver

Ms. Rizzuto noted that she and Mr. DeNave already have ideas on this matter. Ms. Rizzuto and Mr. DeNave will arrange to meet and give a report at the Board's October 20<sup>th</sup> meeting.

There was no New Business to come before the Board tonight.

Old Business

Councilman Harris suggested Board members watch the recorded tape (Channel 21) of Mrs. Favate's presentation to the Borough Council. She did an excellent job.

At 8:45 p.m. the meeting adjourned.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary