

CHATHAM BOROUGH PLANNING BOARD
May 18, 2011 7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board meeting of May 18, 2011 to order at 7:35 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Crater announced that all legal notices have been posted for this meeting.

Members Present:

Chairman Richard Crater, Councilman Bruce Harris, John Bitar, Donna Cali-Charles, Susan Favate, James Mitchell.

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

Members Absent:

Mayor V. Nelson Vaughan, Vincent DeNave, H.H. Montague, Joseph Mikulewicz, Matthew Wagner.

Open to the Public

No one came forward.

Adoption of Minutes

The May 4, 2011 meeting minutes were approved as amended. The following abstained from voting on these minutes: Mrs. Cali-Charles, Mrs. Favate, Mr. Bitar, and Chrnm. Crater.

Pending Business

Checklists for Application and ordinance changes – Board Attorney

Ms. Rizzuto brought up the issue regarding the giving of notice for specialty applications. She recalled that the Board did not feel notices in these particular situations should be given because of the time element and the costliness to the applicant. Many times this situation applies to a new business proposing to open in town. A Repeal of the Zoning Officer's Decision does not require a notice to the public according to the MLUL; however, the property owner should be noticed.

Ms. Rizzuto explained how she has re-organized some of the sections of the checklist. A decision will be made on whether or not the definitions for these specialty applications should be improved upon.

Planner Susan Blickstein – Memo to Board dated April 27, 2011 and detailed Memo dated May 12, 2011

Dr. Blickstein brought up the issue of parking standards for non-residential uses and recommendations for the B Districts. She reported that she is reviewing *all* of the uses in the B Districts and is working on the definitions.

Dr. Blickstein noted that the Re-examination of the Master Plan is now due in May, 2016. In the meantime, she suggested the Board think about *some* targeted amendments to the existing Master Plan, depending on how the work progresses on the business zones.

Dr. Blickstein pointed out that her May 12th memo contains recommendations for parking in the B Districts. She discussed the idea of reductions for off-street parking.

Dr. Blickstein and the Board reviewed the parking standards for local banks. Ms. Favate stated that at times, she has seen the TD Bank's parking lot full. Mr. Crater pointed out that a number of local banks have shrunk the number of employees over the years. The Board agreed with Dr. Blickstein's recommendation requiring banks to have 4.75 parking spaces per 1,000 sq. ft. For freestanding salons, the Board agreed with the recommendation of 5 parking spaces per 1,000 sq. ft. For general office parking (non-medical), the Board decided on the recommendation of 4 parking spaces per 1,000 sq. ft. For medical offices, the Board agreed with the recommendation of 5 parking spaces per 1,000 sq. ft.

Dr. Blickstein brought up the B Zone Study's recommendation of reductions of 25% to 40% on required off-street parking for non-residential uses with ¼ mile of public shoppers parking lots or striped on-street parking, with the exception of professional, medical and general office. She recommended a 25% reduction within a distance of 600 feet of off-street public parking to better reflect the distances that shoppers tend to walk within small NJ downtowns. Council Member Harris suggested that the Board think about this between now and the next meeting.

Dr. Blickstein and the Board discussed the situation of "land banking". The Board did not feel it really applied to Chatham Borough. They approved of Dr. Blickstein's suggested language of the few cases when land banking should be requested.

The Board and Dr. Blickstein discussed parking stall sizes, particularly the availability of compact parking spaces.

Dr. Blickstein reviewed requirements for bike parking. She suggested design language be inserted for this type of parking. Mrs. Favate pointed out that electric scooters have become popular in the Borough, particularly at the train station. Dr. Blickstein felt that scooters don't seem to have problems parking in town; however, she will look into this situation further. The Board agreed with the requirement for bicycle parking: One bicycle parking space for every ten required off-street parking spaces.

Regarding shared parking, Dr. Blickstein recommended that the Board add a provision for shared parking either on and off-tract. Councilman Harris asked that this situation be put aside until the parking task force has been concluded. Dr. Blickstein agreed. She noted that shared parking already exists in some areas of the Borough.

Regarding the definition for Retail Services, Dr. Blickstein noted that she had listed a number of Options/Issues. She and the Board discussed the health services. The Board

agreed with Dr. Blickstein's suggestion that health services should not be included in the definition for Retail Services.

Dr. Blickstein felt that educational services could remain in the Retail Services definition.

Dr. Blickstein and the Board discussed Personal Services. She recommended that the definition of Personal Services be tightened up and made more up to date. A clear list should be made of the personal services that will not be allowed in the "B" District. She felt museums should be allowed in the "B" District.

Mr. Bitar brought up the possibility of combining Trade and Retail Services. Ms. Rizzuto explained that the reason for the separation was because *some* of the uses are allowed in *some* zones where the parking requirement is different than other zones. The personal services like hair salons and nail salons generate more parking.

Regarding Business Services, Dr. Blickstein noted that separate definitions for different services are no longer needed. The Board indicated they would like Business Services removed.

Dr. Blickstein and the Board discussed Personal Services. She suggested a revised definition for "professional offices". Dr. Blickstein recommended inserting the words "to be primarily consumed by customers seated at tables on the premises" for restaurants, to keep them separate from eating and drinking establishments. The Board agreed with this recommendation.

Summing up, Dr. Blickstein asked the Board to think about whether or not to combine the uses of retail sales and retail services. If these uses were combined, the Board could decide what sub-categories shouldn't be allowed in certain districts. Dr. Blickstein will send an e-mail to Board members reminding them of items they need to think about and discuss at the June 15, 2011 meeting. Ms. Rizzuto suggested that the Application Checklist be discussed at the June 1, 2011 meeting, if it is held.

The Board thanked Dr. Blickstein for her presentation.

There was no New Business to report on.

No Closed Session was held.

At 9:30 p.m. the meeting adjourned.

Respectfully submitted:



Elizabeth Holler
Recording Secretary