

CHATHAM BOROUGH PLANNING BOARD
December 5, 2012 7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board meeting of December 5, 2012 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.

Name	Present	Absent
Mayor Bruce Harris	X – arrived at 7:37 p.m.	
Chairman Richard Crater	X	
Council Member Vicky Fife	X	
Donna Cali-Charles		X
Vincent DeNave	X – arrived at 7:40 p.m.	
H.H. Montague	X – arrived 7:50 p.m.	
Susan Favate	X	
James Mitchell	X	
Matthew Wagner	X	
Joseph Mikulewicz	X	
John Bitar		X
Vincent K. Loughlin, Esq.	X	
Dr. Susan Blickstein	X	

Open to the Public

No one came forward.

Adoption of Minutes

The meeting minutes of October 17, 2012, second draft, were approved as submitted. Mayor Harris and Mr. Wagner abstained from voting on these minutes, because they were absent from that meeting.

Resolutions

There were none.

Applications

There were none.

Discussion

Chatham Gateway, LLC (KinderCare Learning Center)

Developer's Agreement

47 Main Street

Attorney Loughlin reminded the Board that Chatham Gateway was required to enter into a Developer's Agreement with Chatham Borough. Also under discussion tonight is Paragraph 6 regarding future community use of the Parrott Mill Inn structure.

Bill Sitar, Managing member of Chatham Gateway LLC, came forward. His brother, Doug Sitar, also a member of Chatham Gateway LLC, came forward. Both men are attorneys in the State of New Jersey.

Bill Sitar noted that the last words in paragraph 6: "or some other entity" had been objected to. Mr. B. Sitar reviewed some alternative language.

Attorney Loughlin discussed that the words "at your option as well" and the user fee for the building had been questioned.

Mr. B. Sitar stated that it was never Gateway's intent to charge for the use of this building. He felt the reimbursement of heating/cooling costs and janitorial use made sense. Mr. B. Sitar said he understood that KinderCare will "lightly use" the Inn structure. The Borough will also "lightly use" the building. If wear and tear eventually happens to the building, Gateway can come before the Board and discuss the situation.

Mr. Crater said he had understood from the hearings that KinderCare had no interest in using the Inn structure.

Mr. B. Sitar clarified that KinderCare may be using the Inn structure for an occasional meeting and minimal administrative activities. KinderCare will be paying minimal rent for the structure. The Borough can use the Inn structure in the evening hours.

After further discussion, Attorney Loughlin recommended deleting the sentence in paragraph 6: "It is understood that use over time may, through wear and tear, cause deterioration in the condition of the premises, so that it may be appropriate to charge a user fee intended to address such wear and tear caused by usage of the premises over time." He suggested at the last sentence, after the words "similar entity" add the words "approved by the Borough of Chatham". The two Sitar's were satisfied with this recommendation. They will send an official letter to the Planning Board stating their acceptance of this language. Carbon copies of this letter will be sent to the Borough Attorney and Mr. Pantel, Gateway's attorney.

On other matters, Mr. DeNave will organize the language for the historic plaque to be put on the building. He will contact Mr. Sitar in a day or two about this matter.

Application Checklist

Mr. Crater noted that the final version of the checklist is before the Board tonight.

Attorney Loughlin stated that final recommendations on the checklist have been taken into consideration. He recommended that the Board vote on the final version tonight.

Mrs. Favate made a motion to approve the Application Checklist and have it forwarded to the Mayor and Borough Council. Mayor Harris seconded the motion. A voice vote was taken. All Board members present voted aye.

M-District Sub-Committee

Dr. Susan Blickstein and Council Member Victoria Fife

Mr. Wagner and Mr. Mikulewicz volunteered to serve on this sub-committee consisting of John Bitar, Council Member Fife and Dr. Blickstein.

Council Member Fife reported that she had explained to the Borough Council that the Planning Board wanted to create this sub-committee to look into the M District. She had told the Council that the sub-committee will look at the possibility of expanding uses in the M District. Generating new revenues in the M District may be possible also. Council Member Fife pointed out that Dr. Blickstein's expertise is definitely needed on the sub-committee.

Dr. Blickstein pointed out that a chairman would be needed for the sub-committee. Council Member Fife volunteered to be the chairman. Dr. Blickstein recommended a meeting be scheduled early next year.

Mr. Crater asked if any business owners or residents had been approached to join the sub-committee. Dr. Blickstein answered that invitations could be extended to the business owners in the M District or they could fill out volunteer applications in the Borough Clerk's Office. At some point, input from the business owners will be needed. Input from the entire community will also be invited in the future.

Mayor Harris recommended that the public be kept aware of the sub-committee's activities.

Council Member Fife confirmed that a sub-committee meeting date in January will be decided on soon.

Lighting Ordinance

Dr. Susan Blickstein

Mayor Harris noted that the Lighting Ordinance before the Board tonight has already been through First Reading by the Borough Council. The ordinance is scheduled for Second Reading at the Borough Council Meeting on December 10th.

Mr. DeNave reported that Dr. Blickstein has had experience with the lighting ordinance in Madison Borough. She has worked with lighting experts. Dr. Blickstein has provided Mr. DeNave with six comments on this ordinance. The ordinance may have to be reintroduced to the Planning Board at its Reorganization Meeting. Meanwhile, Mr. DeNave will work with the Borough Attorney on the final touches to this ordinance.

Miscellaneous

Mr. DeNave informed the Board will be hearing a minor subdivision application for a Summit Avenue property in the near future.

Mr. DeNave noted that the European Market at 247 Main Street has closed after two owners. A "Mr. Cupcake" business will open in its place. The owner is not required to appear before the Planning Board.

Mr. Montague reported that Investors Savings has appeared before the Borough Sign Committee. Mr. DeNave noted that a variance is needed for the bank's proposed monument sign.

At 8:24 p.m. the meeting adjourned.

The next Planning Board meeting will be held on January 2, 2013, 7:30 p.m., Chatham Council Chambers, Chatham Municipal Building.

Respectfully submitted:



Elizabeth Holler
Recording Secretary