

CHATHAM BOROUGH PLANNING BOARD  
January 18, 2012 7:30 p.m.

In Chairman Crater’s absence, Vice Chair Susan Favate called the Chatham Borough Planning Board meeting of January 18, 2012 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mrs. Favate announced that all legal notices have been posted for this meeting.

| <b>Name</b>               | <b>Present</b> | <b>Absent</b> |
|---------------------------|----------------|---------------|
| Mayor Harris              | x              |               |
| Councilman Collander      |                | x             |
| Chairman Richard Crater   |                | x             |
| Donna Cali-Charles        | x              |               |
| Vincent DeNave            | x              |               |
| Joseph Mikulewicz         | x              |               |
| John Bitar                |                | x             |
| Susan Favate              | x              |               |
| H.H. Montague             | x              |               |
| James Mitchell            | x              |               |
| Matthew Wagner            | x              |               |
| Vincent K. Loughlin, Esq. | x              |               |

Open to the Public

No one came forward.

Adoption of Minutes

The minutes of January 4, 2012, second draft, were approved.

Complete Streets, Dr. Susan Blickstein, Planner – Discussion

Dr. Blickstein noted that the Complete Streets Committee met earlier this evening. The committee has been working on a policy plan which will be undertaken with an ANJEC grant which the Borough has received. Dr. Blickstein reviewed the State’s definition of a “complete street”.

Dr. Blickstein stressed that the policy plan being worked on will not recommend specific infrastructural improvements for specific streets or specific locations. This policy plan will be a document which will guide decision-making. It will also seek to institutionalize the desire to include and accommodate as many travel modes as possible as street improvements and capital improvements are undertaken in the future.

Dr. Blickstein noted that the Board has a draft before them giving policy language that will ultimately appear in the form of a resolution. The resolution will be considered by the Borough Council in the future. The Complete Streets Committee will have the policy plan to present to the Board in the spring. The policy will be introduced as an amendment to the Master Plan. Hopefully, with the Board’s recommendation, the Borough Council will approve a formal resolution memorializing this policy language.

Dr. Blickstein briefly discussed the Chatham Borough Complete Streets Report Outline which was also before the Board. She concluded that when the policy is in place, thought can be given to specific improvements that could be done in the Borough.

Professional Service Contracts – Discussion

Mr. Loughlin reported that he has given the contract to Dr. Blickstein. Dr. Blickstein has returned the contract with revisions. Mr. Loughlin is now finalizing that contract. A response is expected soon from the Planning Board Engineer. Mr. Loughlin will have agreements for the Board to review at the next meeting.

Application #12-01

Waiver of Site Plan Review/Change of Use

Bloomers – Flower Shop

Agatha Garibaldi

221 Main Street

Agatha Garibaldi, the applicant, was sworn in to testify.

Ms. Garibaldi described her floral and event-planning business. She has been operating out of her family garage in Chatham Township. 221 Main Street became available for business.

Regarding the parking situation, Mr. DeNave pointed out that there is an area at the back of 221 Main Street which could accommodate four vehicles. He noted that there are no parking requirements for this particular site.

Mr. Montague asked if any signs would be put up. Ms. Garibaldi answered that she will replace the existing awning. Her logo will be on the new awning. The Historic Preservation Commission has given their approval for the proposed awning.

Ms. Garibaldi explained how her florist business will be different from the usual FTD florist. Her visitors will be brides and their mothers making arrangements. There will be a reception area in the front of the building for consultations. Ms. Garibaldi's business also does flower arrangements for corporate events and open houses. The actual flower arranging usually takes place on the client's site. Mr. Montague confirmed with Mr. DeNave that Ms. Garibaldi's business is considered retail trade.

Mr. Montague asked if the side yard was going to be blocked off as Supper Restaurant did. Ms. Garibaldi indicated that she did not plan on blocking off the side yard to discourage public access. Mr. DeNave pointed out that this particular side yard is considered private property. The Board cannot mandate that this section be kept open for pedestrians.

Mr. DeNave asked Ms. Garibaldi if she planned any exterior changes. Ms. Garibaldi answered nothing structural will be done on the exterior.

Mr. Mitchell made a motion to approve this Waiver of Site Plan Review/Change of Use application for Bloomers to operate at 221 Main Street. Mayor Harris seconded the motion. A roll call vote was taken:

|                   |   |     |
|-------------------|---|-----|
| Mayor Harris      | - | yes |
| Mrs. Cali-Charles | - | yes |
| Mr. DeNave        | - | yes |
| Mr. Mikulewicz    | - | yes |
| Mr. Montague      | - | yes |
| Mr. Mitchell      | - | yes |
| Mr. Wagner        | - | yes |
| Vice Chair Favate | - | yes |

Application #12-02  
Waiver of Site Plan Review/Change of Use  
Le Pooch – Pet Grooming  
Jennifer A. Rodriguez  
240 Main Street

Jennifer A. Rodriguez, the applicant, was sworn in to testify.

Ms. Rodriguez testified that her business, Le Pooch, will specialize in pet grooming for dogs and cats. There will be no boarding of pets on this site. Ms. Rodriguez stated that she has been working for 3 years with her sister who has a pet grooming business in Nutley, NJ.

Mr. Wagner asked if the store will have a van to pick up and drop off pets. Ms. Rodriguez answered that she will probably be using her own vehicle if pick up/drop off is requested by a customer. Ms Rodriguez stated that the only employees at the store will be herself and another groomer. Pet owners will make appointments for grooming. Pets will be kept in cages at all times. Sound-proofing will be done so neighboring tenants will not be disturbed. Mr. DeNave noted that there are no parking requirements for this application. The proposed use is a personal service.

The Board noted that there are apartments above the store unit. They indicated that they would like more information on the sound-proofing.

William Schmitz, the owner of the property at 240 Main St., was sworn in.

Mr. Schmitz testified that there are residential apartments above the store. The building was renovated in the 1990s. The original ceilings were very high. Suspended ceilings have been installed. He explained the sound-proofing measurements taken so neighboring tenants will not be bothered by any noise from the pet grooming business.

The Board and Ms. Rodriguez explained how the store and its surrounding area will be kept clean of pet waste. Ms. Rodriguez explained how the holding cages are kept clean. The animal waste will be properly disposed of. Dumpsters at the back of the store will be used. Mr. DeNave reported that he has received a letter from Bill Faitoute, the Borough Health Officer, stating that there are no Health Department regulations governing this type of pet grooming facility.

On another issue, Ms. Rodriguez testified that she has attended a pet grooming school and completed the required hours.

Regarding signage, Ms. Rodriguez stated that she will match the letters from the existing sign, in gold.

Mr. DeNave recommended a condition be made, if the application were approved, that the front of the store be kept clean from any pet waste. Ms. Rodriguez said a document will be given to the pet owners to sign, requiring the owners to clean up after their own pets, if the pets relieve themselves in front of the premises. Ms. Rodriguez promised that she would check the front and clean up any overlooked pet waste.

There were no comments from the public.

Mr. Montague made a motion to approve to approve the Waiver of Site Plan Review/Change of Use for Le Pooch – Pet Grooming at 240 Main Street with the agreed upon conditions regarding the sanitary measures which must maintained at the site. Mr. DeNave seconded the motion. A roll call vote was taken:

|                   |   |     |
|-------------------|---|-----|
| Mayor Harris      | - | yes |
| Mrs. Cali-Charles | - | yes |
| Mr. DeNave        | - | yes |
| Mr. Mikulewicz    | - | yes |
| Mr. Montague      | - | yes |
| Mr. Mitchell      | - | yes |
| Mr. Wagner        | - | yes |
| Vice Chair Favate | - | yes |

#### Pending Business

##### Ordinance and Checklists for Application – Final

Mr. Montague reported that there are still pages that need correcting. The numbering of pages and paragraphs need revising.

Mr. DeNave will obtain the latest revision for the Board's new attorney, Mr. Loughlin.

Memo to the Board about formatted B-Zones Ordinance. Query about removing Section 6 of the draft into a separate ordinance (rezoning of certain lots and elimination of a district).

Mrs. Favate recalled there had been a discussion at a previous meeting about eliminating FAR requirements for the B-1 and B-5 Districts.

Dr. Blickstein noted that the issue with the B-1 District, is that the structures tended to be smaller with the lots backing up directly into residential districts. The structures in the B-2 District are larger, the lots are larger, and the train line serves as a buffer. Because of the concern for development in small lots of the B-1 District, Dr. Blickstein had retained the FAR requirements in that district.

Dr. Blickstein described the B-5 District as a conventional office district. She felt having FAR regulations made a lot of sense for this district. Dr. Blickstein recalled there had been a Board discussion about removing the FAR regulations for the business districts which had a mixed use. Dr. Blickstein said the Board could decide whether or not to keep the FAR in the B-1 District. She pointed out that the B-5 District is very built-out. Eliminating the FAR in the B-5 District may not be a good idea, since it regulates the scale of some of the larger office buildings.

Dr. Blickstein asked the Board whether they wanted to keep FAR regulations for the B-1 District. After some discussion, the Board took Dr. Blickstein's recommendation to keep the FAR for Districts B-1 and B-5; however, to keep an eye on what develops in those districts. The Board and Dr. Blickstein discussed the elimination of the B-6 District. Dr. Blickstein suggested that the B-6 District be re-inserted back into the bulk table. A note could be attached at the end explaining the re-zoning.

Mr. DeNave agreed to send out letters to the two property owners informing them of these zoning changes. The formal process will be done in the near future.

New Business

Mr. DeNave reported that he has spoken with the engineer who is preparing the documents of Site Plan for the Hamilton/Jackson Apartment complexes on Main Street. Mr. DeNave has reviewed with the applicant's engineer the criteria the Board needs to see. All of the bulk requirements and impervious coverage of that site should be submitted. These apartment complexes are looking to expand their parking.

Mr. DeNave gave an up-date on the Chatham Gateway application for 47 Main Street. The Borough Council will be discussing the land transfer portion of that application this Monday night. Chatham Gateway does not want to appear before the Planning Board until the First Reading is held by the Borough Council for this land transfer.

Mr. Loughlin reported that he has reviewed all the information on the Chatham Gateway application and has consulted with Mr. DeNave and Dr. Blickstein. Mr. Loughlin noted that some issues still need to be resolved. He will continue to meet with Mr. DeNave, Dr.

Blickstein. He will also meet with Mr. Lott, the Borough Attorney. Mr. Loughlin will be sending a letter out stating where the Planning Board stands on this application.

There was no need to go into Closed Session.

At 8:50 p.m. the meeting adjourned.

Respectfully submitted:

*Elizabeth Holler*

Elizabeth Holler  
Recording Secretary