

CHATHAM BOROUGH PLANNING BOARD
January 16, 2013 7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board Reorganization Meeting of January 16, 2013 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	
Council Member Fife	X	
Richard Crater	X	
Vincent DeNave	X	
H.H. Montague	X	
Donna Cali-Charles	X	
Susan W. Favate	X	
James Mitchell		X
Joseph Mikulewicz	X	
John Bitar	X	
Matthew Wagner		X
Vincent J. Loughlin, Esq.	X	
Dr. Susan Blickstein		X

Also present was Robert C. Brightly, of Ferriero Engineering.

Open to the Public

No one came forward.

Adoption of Minutes

The meeting minutes of December 5, 2012 were approved as amended. Mr. Bitar and Mrs. Cali-Charles abstained from voting on these minutes because they were absent from that meeting.

Annual Reorganization

Adoption of Annual Resolutions

Mrs. Cali-Charles made a motion to nominate Susan W. Favate as Chairperson of the Planning Board for 2013. Mr. Montague seconded the motion. A voice vote was taken. All Board members present voted aye.

Mrs. Cali-Charles made a motion to nominate Matthew Wagner as Vice Chairman of the Planning Board for 2013. Mr. DeNave seconded the motion. A voice vote was taken. All Board members present voted aye.

Mayor Harris made a motion to nominate Donna Cali-Charles as Secretary of the Planning Board for 2013. Mr. DeNave seconded the motion. A voice vote was taken. All Board members present voted aye.

Mrs. Cali-Charles read aloud Resolution #2013-1 inserting the names of the Planning Board Officers elected for 2013. Mrs. Cali-Charles made a motion to approve Resolution #2013-1. Mayor Harris seconded the motion. A voice vote was taken. All Board members present voted aye.

Mayor Harris thanked Mr. Crater for serving as the Chairman of the Planning Board for four years. Mr. Crater will now serve as an Alternate to the Board.

Mr. Mikulewicz read aloud Resolution #2013-2: Establishing the Board's meeting dates, times and locations for 2013 and January 2014. Mr. Mikulewicz pointed out that an error was made in the resolution, regarding the designation of January 4, 2014 as a meeting date. Board members corrected it to read January 8th as the meeting date. Mr. Mikulewicz made a motion to approve Resolution #2013-2. Mayor Harris seconded the motion. A voice vote was taken. All Board members present voted aye.

Mrs. Favate read aloud Resolution #2013-3: Appointing Vincent J. Loughlin, Esq. of 1838 East Second St., Scotch Plains NJ 07076 as Planning Board Attorney for 2013. Mrs. Favate made a motion to approve Resolution #2013-3. Council Member Fife seconded the motion. A voice vote was taken. All Board members present voted aye.

Mr. Montague read aloud Resolution #2013-4: Appointing Dr. Susan Blickstein as Professional Planner for the Planning Board during the year 2013. Mr. Montague made a motion to approve Resolution #2013-4. Mr. Mikulewicz seconded the motion. A voice vote was taken. All Board members present voted aye.

Mr. Crater read aloud Resolution #2013-5: Appointing Robert Brightly, P.E., of Ferriero Engineering, as Consulting Engineer for the Planning Board for the year 2013. Mr. Crater made a motion to approve Resolution #2013-5. Mayor Harris seconded the motion. A voice vote was taken. All Board members present voted aye.

Council Member Fife read aloud Resolution #2013-6: Naming the Official Newspapers for publication of legal notices for the Planning Board for 2013. Council Member Fife made a motion to approve Resolution #2013-6. Mayor Harris seconded the motion. A voice vote was taken. All Board members present voted aye.

Mr. Bitar read aloud Resolution #2013-7: Re-adopting Rules and Regulations of the Planning Board for the year 2013. Mr. Bitar made a motion to approve Resolution #2013-7. Mr. Crater seconded the motion. A voice vote was taken. All Board members present voted aye.

Mr. DeNave read aloud Resolution #2013-8: Re-adopting Site Plan Waiver Procedures. Mr. DeNave made a motion to approve Resolution #2013-8. Mayor Harris seconded the motion. A voice vote was taken. All Board members present voted aye.

Chairperson Favate read aloud Resolution #2013-9: Appointment of the Borough Sign Committee. Chairperson Favate noted that there is a currently a vacancy on the Sign Committee. She made a motion to approve Resolution #2013-9. Council Member Fife seconded the motion. A voice vote was taken. All Board members present voted aye.

Applications

PB Application #13-01

Waiver of Site Plan Review/Change of Use

Inner Grace, LLC (Dance Studio)

170 Main Street

The following were present:

Constance Jesse, applicant, owner of Inner Grace

Lawrence Lofaro, Esq., attorney for the applicant

Attorney Lofaro stated that Ms. Jesse has been running a dance studio in Chatham for a number of years. She is looking to move her business into a new facility is currently an empty store at 170 Main Street. Her students range from pre-school age to high school. Dance classes will run from one to one and a half hours. There will be no more than two adult employees on the premises at one time.

Attorney Lofaro noted that there are 18 parking spaces at the rear. He stated that the ingress and egress will be at the rear of the building. The parents or caregivers will drop off their children for classes. Very few, if any, stay and watch the classes, therefore; not creating congestion in the rear parking lot.

Mr. Lofaro stated that Ms. Jesse will hold her classes Monday through Thursday, 10 a.m. to 7 p.m. On Friday classes will be held 10 a.m. to 12 noon. No weekend classes will be held. There has been no customer demand for classes on Saturday. No truck deliveries will be made to the site.

Mr. Lofaro submitted the following exhibits:

Exhibit A-1: A letter dated 1/16/2013 from the Borough Sign Committee giving the Committee's approval of the applicant's proposed signage

Exhibit A-2: A Certificate of Continued Occupancy (Commercial) giving Borough approval for the Applicant, Ms. Jesse, to rent 170 Main Street from the owners, David & Margaret Whiting.

Chairperson Favate confirmed with Ms. Jesse that she had seen Dr. Blickstein's memo. Mr. DeNave clarified that Dr. Blickstein's memo had been generated before Ms. Jesse had revised her original signage. Ms. Lofaro also indicated that she has met with the Historic Preservation Committee (HPC) and they had indicated no objections to her signage.

The Board had questions for Ms. Jesse regarding the parking situation.

Ms. Jesse was sworn in to testify. She testified that her lease allows her dance business to have use of the whole parking lot. Mr. Crater reminded Ms. Jesse that her dance studio is located at a very busy intersection and busy street. It's important that the parents and caregivers not drop off the children at the front entrance. It's a dangerous traffic situation. The parents must also be aware that there are parking restrictions on the nearby residential streets.

Mr. Crater asked if any classes will be held for adults. Ms. Jesse said she really prefers teaching just children.

Mayor Harris suggested Ms. Jesse include, in her registration forms, instructions on where to safely drop off and pick up dance students.

Ms. Jesse said she intends to have the front door on Main Street locked from the outside. People entering the front door would interfere with classes on the dance floor. Fire codes will be followed.

Chairperson Favate felt that there always seems to be a vehicle camped out in the parking lot in the rear. Also, the dumpster is being used for old computers. This could be a hazardous situation.

Mr. DeNave said he will speak to the landlord about the dumpster situation and other matters in the parking lot.

Mayor Harris made a motion to approve the Waiver of Site Plan Review/Change of Use for Inner Grace, LLC to operate at 170 Main Street with the condition that the applicant specify the back door be used for her students. The proposed front door situation will be approved by the Borough Fire Official. Mr. Montague seconded the motion with the condition regarding the doors. A roll call vote was taken:

Mayor Harris	-	yes
Mr. Crater	-	yes
Council Member Fife	-	yes
Mrs. Cali-Charles	-	yes
Mr. DeNave	-	yes
Mr. Montague	-	yes
Mr. Bitar	-	yes
Mr. Mikulewicz	-	yes
Chairperson Favate	-	yes

Pending Business

There was none.

New Business

Mr. DeNave informed the Board that a subdivision application on Summit Ave. may be on a future agenda.

Mayor Harris asked if the Checklist ordinance been officially referred to the Borough Council. Mr. DeNave said he will make sure the Council Members have it in their packets at the end of this week.

Mayor Harris noted that the lighting ordinance needs to be revised. The Board then takes it under discussion. Mr. DeNave said the ordinance will be ready for the next meeting.

Council Member Fife reported that the Subcommittee for the M-District will hold a meeting on January 29th.

Answering Mr. Crater's inquiry, Mr. DeNave reported that the Zoning Board of Adjustment has approved the additional parking proposed by the Jefferson Apartment Complex at 575 Main Street. The parking application being proposed by the Hamilton Apartment Complex will be heard at the January 23, 2013 Board of Adjustment Meeting.

Mr. DeNave also reported that the Yo-Lotta-Love Yogurt store at 275 Main Street is planning to open on February 1st. A sign application has been submitted.

At 8:25 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, February 6, 2013, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:



Elizabeth Holler
Recording Secretary