

CHATHAM BOROUGH PLANNING BOARD
 March 20, 2013 7:30 p.m.

In Chairman Favate's absence, Vice Chairman Matthew Wagner called this Chatham Borough Planning Board Regular Meeting of March 20, 2013 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Wagner announced that all legal notices have been posted for this meeting.

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

Attorney Loughlin informed Mr. Wagner that the Mayor had to attend an earlier meeting in Morristown this evening. He will join tonight's Board meeting as soon as he is free.

Open to the Public

No one came forward.

Adoption of the Minutes

The Board decided to postpone reviewing the Minutes of February 20, 2013 until Mayor Harris was present.

Resolutions

There were none.

New Business

PB Application #13-02

Ogden Manse, LLC

186 Main Street

Waiver of Site Plan Review/Change of Use

Block 56, Lot 18

Attorney Loughlin noted that this application involves the changing of tenancy and a Waiver of Site Plan. The applicant proposed to share the building at 186 Main Street with the owner, Turpin Realty.

John D. Turpin, owner of the property, was sworn in to testify. Mr. Turpin testified that 186 Main Street is partially occupied by Chatham Speech & Language and Turpin Realty. A vacancy currently exists downstairs in the building. "East West Math" a new tenant would like to fill that vacancy. This business is an educational use, which is a permitted use in this district.

Mr. DeNave confirmed Mr. Turpin's testimony that East West Math is allowed in this particular district. Educational uses are very prevalent in this particular district. The applicant is not proposing to make any improvements to the interior of the building. No improvements are being proposed for the parking area.

Makoto Yoshida, 37 Station Road, Madison NJ, was sworn in to testify. Mr. Yoashiada is Mr. Turpin's new tenant, proposing to open East West Math, in the downstairs of 186 Main Street.

Mr. Yoshida testified that East West Math provides three services:

- 1) An after-school math-learning program for students in kindergarten to 5th grade
- 2) A professional development class for elementary school teachers
- 3) An internet on-line instruction for school teachers

Mr. Yoshida stated that East West Math also develops mathematics resources – textbooks, workbooks, and other resources to help students and teachers.

Mr. Yoshida stated that East West Math has four partners. They live in different cities. He is representing them tonight. East West Math will have seven students in each class. Courses will run from 8 to 10 weeks. Each course gives two lessons a week. A class session runs for about 45 minutes. Mr. Yoshida expanded on the exact hours for each level of classes during the different seasons. Twice a month there may be a teacher's meeting held at the facilities.

Mrs. Cali-Charles asked how many parking spaces were on the site. Mr. Turpin explained that the parking area is not striped. He is estimating that 15 parking spaces are available; however, he felt that 20 cars could easily park in the back if need be. There are also 3 parking spaces in front of the building. Mr. Turpin believed that most of the parking spaces at the rear of the building will be available during East West Math's hours of operation.

Mr. Yoshida pointed out that many parents like to drop their children off. East West staff will try to create time between classes in order to avoid traffic problems.

Mr. Mikulewicz asked if weekend classes will be held. Mr. Yoashida answered that right now the focus is only on classes to be held Monday through Thursday. Answering Mr. Mikulewicz's inquiry about classes for older students, Mr. Yoshida stated that East West Math does not really have the capacity to teach high school students.

Mr. Turpin and Dr. Blickstein discussed the traffic circulation with regard to the driveway.

There were no questions or comments from the public.

Mr. DeNave made a motion to approve the Waiver of Site Plan and Change of Permitted Use for East West Math to operate at the Ogden Manse, 186 Main Street, specifically in accordance with the testimony and evidence offered at this hearing. If any changes are proposed for the future, the applicant and owner will have to return to the Board. The new signage, very similar to the existing, will be reviewed by Mr. DeNave. Mrs. Cali-Charles seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mrs. Cali-Charles	-	yes
Mr. DeNave	-	yes
Mr. Mitchell	-	yes
Mr. Mikulewicz	-	yes
Mr. Wagner	-	yes

Adoption of Minutes

The meeting minutes of February 20, 2013 were approved as amended.

Mr. Wagner and Mr. Mikulewicz abstained from voting because they were not present at this February meeting.

Pending Business

Mr. DeNave gave an update on a future application for 51 Summit Ave. The applicant advertised prematurely. Dr. Blickstein noted that revised plans still have to be received. Attorney Loughlin advised that the applicant should now re-notice since he was not scheduled for tonight's meeting. Mr. DeNave will contact the applicant, and inform him that when his application is deemed complete by the Borough, a hearing will be officially scheduled.

Mr. DeNave noted that another application will be heard by the Board in the near future. It concerns 110 Summit Ave. which is in the M-District. A home-improvement business is proposing to open a showroom and office space at that location. A Site Plan will be necessary. A parking variance will be needed.

Dr. Blickstein commented on the new awning put up for the "Yo Lotta Luv" store at 258 Main Street. She questioned the colors and the shiny finish. Mr. DeNave pointed out that the Sign Committee and the Historic Preservation Committee have reviewed and approved the awning plans.

On other matters, Mayor Harris reported that Mr. DeNave has approached the Borough Council about being paid fees for his zoning reviews on permits and applications. Mr.

DeNave noted that most communities have a fee charge for zoning reviews. Some residents and businesses want to extend beyond what is permitted, and the lot coverage has to be reviewed by the Zoning Officer. A fee could be charged for plans proposing additions.

Dr. Blickstein pointed out that many times before an application is formally presented to the Board, a great deal of communication has to go on between the applicant and the Zoning Officer.

There was no Closed Session.

At 8:16 p.m. the meeting adjourned.

Respectfully submitted:

A handwritten signature in cursive script that reads "Elizabeth Holler".

Elizabeth Holler
Recording Secretary