

Borough of Chatham

Annual Report

2007

Chatham Planning Board

CHATHAM PLANNING BOARD ANNUAL REPORT - 2007

Organization and Administration

During 2007 the Planning Board had the following members

Class I Mayor Richard Plambeck
Class II Municipal Administrative Official William S. Jankowski
Class III Governing Body Representative Council Member Bruce A. Harris
Class IV Chairperson: H. H. Montague
Vice-Chairperson: John H. Hague
Secretary, Member of Environmental Commission: David W. Gerridge
Allison P. Pignatello
Thomas Sennett
Patricia Rush (moved to Second Alternate and resigned in June)
Alan Pfeil (Second Alternate and replaced Patricia Rush)
First Alternate James Mitchell

Board Attorney Charles W. Foster

Board Attorney for Shailja LLC Litigation Alan Siegel by resolution (February 6, 2007)

Recording Secretary Elizabeth Holler

General Activities During 2007

MEETINGS

Meetings were held the first and second Wednesday of each month, (except the second meeting in February was postponed due to snow, a Special Meeting was held on February 2, 2007 to replace the postponed meeting, the meetings in July were held on the second and third Wednesday since the first Wednesday was a national holiday – July 4th, and the second meeting in December was cancelled since there were no pending applications, resolutions or ordinances).

COMPLETED APPLICATIONS

Shailja (Dunkin Donuts) – 118 Main Street, Block 53, Lot 32 – Preliminary and Final Site Plan and Variances Approval (February 20, 2007). Town group appealed to the Court and the Court ruled in Board's favor on January 25, 2008

221 Main Street - 221 Main Street, Block 21, Lot 6 - Preliminary and Final Site Plan and Variances and Council Conditions Approval (June 6, 2007).

Note 1: Council did not accept the conditions

Note 2: Application reopened to review conditions. No change was made (November 7, 2007)

Note 3: Applicant appealed to the Court

Shaw Application - 99 Hillside, Block 114, Lot 5 – Minor Subdivision and Council Condition Approval (July 11, 2007)

Ogden Memorial Church – 286 Main Street, Block 64, Lot 1 – Jurisdiction to Planning Board Approval (August 1, 2007)

Ogden Memorial Church – 286 Main Street, Block 64, Lot 1 – Preliminary Site Plan and Variances Approval (October 10, 2007)

HSBC Bank USA, N.A. – 407 Main Street, Block 84, Lot 6 - Preliminary and Final Site Plan Approval (December 5, 2007)

CAPITAL PROJECT REVIEWS

None

AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS

Site Plan Review Requirements, Section 165-162, amendment to require review for all change of permitted use (January 3, 2007)

B-4 Business District Parking Requirements, Section 165-25E, amendment to correct language (February 7, 2007)

M1 and M3 Industrial Districts Conditional Use, Section 165-28, amendment to permit Apartments, Restaurants, and Eating and Drinking Establishments (December 13, 2006). Returned, proposed changes stricken by Council (March 7, 2007)

B-2 and B-3 Business Districts Eating and Drinking Establishments remove as conditional use, Sections 165-17 and 164-18, a Council amendment request. Letter to Council stating amendment is consistent with Master Plan approved (March 14, 2007)

Residential Side Yard Setback, Sections 165-10 and 14E, amendment to change side yard setback requirements (April 11, 2007)

B-2 and B-3 Business Districts side yard setbacks, Section 165-22, amendment to require 10 foot setback (August 1, 2007)

OTHER

Meeting with Len Taylor Borough Zoning Official to review Zoning Officer concerns with specific Land Development Regulations and his suggestions for proposed amendments (March 14, 2007).

Lot coverage for patios discussed, Section 165-10 Definitions, and no ordinance change was considered (January 3, 2007).

Residential Density (number of dwellings on a lot), Section 165-84, was discussed and it was decided that present regulations are satisfactory (June 13, 2007).

Front Yard Setback regulations, Section 165-10, were discussed and it was decided that the present Yard-Front definition is correct and includes any part of a building as stated in the definition (November 11, 2007).

Lot-Width measurement regulations, Section 165-10 were discussed and it was decided that the present definition is correct and is the minimum required building setback line (November 11, 2007).

All board members completed the necessary training courses and one member J. Hague received a waiver (December 3, 2007)

PENDING

Satellite Dish Requirements

Zoning Map review and clarifications

Fee Schedules and Escrows requirements

Franchise food establishment requirements

Bulk Building requirements (FAR)

Height requirements

Checklist-list for Complete Applications requirements

Historic Preservation Commission requirements

Affordable Housing requirements

Establishment of Planning Board By-Laws

Deer Fence requirements

Wireless Transmission Tower requirements

Residential Stormwater Requirements

Commercial District Garage requirements

Enforcement of the Land Development Regulations

Accessory Uses for Churches requirements.

B-4 Business District lot coverage, number of stories, and parking requirements

PODS and Port-O-Potty site requirements

Drive Thru Service Facility requirements

End of 2007 Report