

CHATHAM BOROUGH PLANNING BOARD
June 4, 2008 7:30 p.m.

Chairman H.H. Montague called the Chatham Borough Planning Board meeting of June 4, 2008 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Montague announced that all legal notices have been posted for this meeting.

Members Present:

Mayor V. Nelson Vaughan, Councilman Bruce Harris, Vincent DeNave, John Hague, Thomas Sennett, Alan Pfeil, John Bitar, Donna Cali-Charles, Chairman H.H. Montague.

Anne Marie Rizzuto, Esq., attorney for the Board, was present.

Members Absent: Alison Pignatello, James Mitchell

Approval of Minutes

The following sets of meeting minutes were approved as amended:

- February 13, 2008
- Executive Session of February 13, 2008
- March 12, 2008

Mr. Hague abstained from voting on the 3/12/2008 minutes.

Resolution

Reid Application – 390 Main Street, – Site Plan Review

Ms. Rizzuto summarized this application which would allow Dr. Reid to demolish her existing building down to the foundation. A new building will be constructed and six parking spaces will be provided.

Councilman Harris made a motion to approve Resolution #PB-2008-24, seconded by Mr. Hague. A roll call vote was taken:

Mr. Hague - yes
Mr. DeNave - yes
Mr. Bitar - yes
Mrs. Cali-Charles - yes
Councilman Harris - yes
Mayor Vaughan - yes
Councilman Harris - yes
Mayor Vaughan - yes
Chrmn. Montague - yes

Mr. Sennett and Mr. Pfeil abstained from voting.

Ogden Memorial Presbyterian Church – 286 Main Street – Chatham Borough & Ogden Memorial Presbyterian Church Agreement and Final Site Plan Resolution

Mr. Sennett recused himself.

Ms. Rizzuto noted that minor changes have been made to the Agreement. The resolution tracks what occurred at the final site plan hearing as well as what was contained in the previous preliminary site plan approval memorialized on 11/7/2007. Ms. Rizzuto reviewed the agreed upon conditions.

Mr. Bitar made a motion to approve Resolution #PB 2008-23, seconded by Councilman Harris. A roll call vote was taken:

Mr. Hague	-	yes
Mr. Bitar	-	yes
Councilman Harris	-	yes
Chrmn. Montague	-	yes

Mr. Pfeil recused himself from voting.

Ms. Rizzuto noted that the Agreement between the Borough and Ogden Memorial Church has been addressed in the resolution.

Open to the Public

There was no one from the public present.

Closed Session

Ms. Rizzuto stated that the Board will go into close session for the following reasons:

- A discussion on the hiring of a professional planner
- A discussion on the hiring of a Board engineer
- An update on Cougar Field lighting & the potential of litigation

Councilman Harris made a motion for the Board to go into Closed Session for the reasons stated by Ms. Rizzuto. Mr. Bitar seconded the motion. The motion was unanimously approved by voice vote.

At 8:10 p.m. the Board went into Closed Session.

At 9:45 p.m. the Board returned to Open Session.

Planning Board By-laws – Start of Draft Review

Mr. Montague distributed the draft of by-laws worked on by Mr. Sennett and Mr. Bitar. He suggested the Board review this draft a page at a time. Mr. Bitar explained how he and Mr. Sennett went about drafting the by-laws. A comparison was made with the Zoning Board of Adjustment by-laws.

The Board reviewed and made revisions to the following:

- Article I. Annual Reorganization Meeting; Selection of Officers; Order of Voting
- Article II. Duties of Board Officers and Personnel
- Article III Meetings

Ms. Rizzuto will research what the specific difference is between an executive session versus a closed session.

The Board discussed the issue of sub-committees and how many members may serve on these committees.

The By-laws review will continue at a future meeting.

Complete Application Review

Ms. Rizzuto noted that she had received comments from Councilman Harris. Councilman Harris felt the applicant's check-list needed more work. Mr. Montague pointed out that the ordinance needed to conform to the check-list format which will be used. Councilman Harris agreed, stating that he has identified the sections of the existing ordinance that were covered by the new ordinance.

Ms. Rizzuto asked Mr. DeNave to confirm with her that all necessary engineering requirements are included in the applicant's check-list. Next month, Ms. Rizzuto will return to the Board with the revised check-list and ordinance.

Sign Modifications

Mr. Montague noted that the Board had discussed this issue in November, 2004. At that time, the Board of Adjustment had wanted to know what the rules for sign modifications were. Mr. Montague said he had written a document which he is distributing tonight. The Board may now want to make changes. For instance, currently the ordinance does not specify whether church signs are designated commercial or residential.

Illustrative PODS Ordinance

Mr. Montague asked Board members to look over the Rutherford NJ POD Ordinance and be prepared to give feedback at the next meeting. Ms Rizzuto is the author of the Rutherford ordinance. Mr. Montague believed that most residents want PODS to be regulated. Mr. DeNave specified that the time and location of PODs should definitely be regulated.

Before adjourning, Mr. DeNave reported that minor soil clean-ups will be taking place at the Shailja (Dunkin' Donuts) site on the corner of Main Street and Hedges Ave. Ms. Rizzuto will be taking Mr. Foster's place as the Board's legal representative on this matter.

At 10:55 p.m. the meeting adjourned.

Respectfully submitted:

Elizabeth Holler
Recording Secretary

