

CHATHAM BOROUGH PLANNING BOARD
April 20, 2011 7:30 p.m.

Vice Chairman John Bitar called the Chatham Borough Planning Board meeting of April 20, 2011 to order at 7:32 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Bitar announced that all legal notices have been posted for this meeting.

Members Present:

Mayor V. Nelson Vaughan, Vice Chairman John Bitar, Donna Cali-Charles, H.H. Montague, Susan Favate, James Mitchell, Joseph Mikulewicz, Matthew Wagner.

Anne Marie Rizzuto, Esq., attorney for the Board, was not present.

Members Absent:

Chairman Richard Crater, Councilman Harris, Vincent DeNave.

Open to the Public

No one came forward.

Adoption of Minutes

The meeting second draft of the Public Meeting of April 6, 2011 was approved as submitted. Mr. Bitar and Mr. Mikulewicz abstained from voting on these minutes, since they were absent that night.

The second draft of the Closed Session of April 6, 2011 was not approved. The Closed Session minutes were tabled until Councilman Harris was present.

Resolutions

There were none.

Applications

There were none.

The Board noted a Concept Review for a proposed subdivision on Lum Avenue is scheduled for the Board meeting of May 4, 2011.

Pending Business

Discussion of the Board Planner's Consistency Review

Dr. Blickstein presented her memo of April 18th on her Consistency Review on the B-3 Zoning Amendment. She felt that the proposed amendment was consistent with the goals and policies of the Borough's Master Plan. Dr. Blickstein noted that child care facilities are currently permitted in the B-3 District. This factor was not carried over in the list of permitted uses for the B-3 District.

The Board and Dr. Blickstein discussed the proposed restriction on drive-through restaurants in the B-3 District.

Administration of Oath

Mr. Bitar administered the Oath of Office to Susan Blickstein, PP AICP PhD, appointing her Board Planner.

The Board and Dr. Blickstein briefly discussed the different uses allowed in the M Zone. Mrs. Favate pointed out that there is more room for off-street parking in the M District, **than in other districts.**

Planner Susan Blickstein – discussion of projects, goals, and priorities

Dr. Blickstein noted that the Time of Decision Rule will take effect on May 5th. She believed that any work to be done on the business district issues should be done in tandem with the Master Plan's amendments/reexamination report. Referring to the boundaries of the business districts, Dr. Blickstein brought up the question of whether six different districts are needed. A discussion can be held on this matter in the future.

Dr. Blickstein noted that Chairman Crater and Councilman Harris had expressed to her their concerns about the B-1 District. They asked her to take a look at this district. Dr. Blickstein will attend the Parking Task Force meeting on May 11th. She will work with Mr. DeNave on the utilization of on-street parking, both along Main Street, within 200 feet of Main Street, and the side streets of Main Street. Dr. Blickstein will be looking at recommendations from a prior study on the parking requirements of the business districts. Mr. Montague gave Dr. Blickstein a brief summation of recent parking developments in the B-1 District. Dr. Blickstein said she will look at the use categories in the B districts.

Dr. Blickstein suggested having a more targeted discussion on these matters at the second Board meeting in May. She recommended that the Board decide on what changes needed to be made in the short term versus to a new vision for the business district and Master Plan work. Mr. Montague pointed out that there is some interest in eliminating the FAR in the business district.

Dr. Blickstein reminded the Board that the Master Plan needs to be current and the Reexamination needs to be done by May 2012. The existing Master Plan does not give a great deal of direction on the business districts and the manufacturing district. Mrs. Favate pointed out feedback from the public should be invited on these larger issues of the Master Plan.

Mr. Bitar brought up the idea of work sessions with Dr. Blickstein. Dr. Blickstein suggested the Board reserve the second meetings of the month as work sessions with her. The idea of subcommittees meetings for the B-1 issue and the Master Plan was also discussed.

Mr. Montague recommended a list of issues according of priority be made for Dr. Blickstein. After further discussion, Dr. Blickstein said she would make a list of issues for the Board to review. She would first like to attend the May 11th Parking Task Force meeting.

On other matters, Dr. Blickstein noted that she needs enough time to do a completeness review on incoming applications. She suggested a track of time be taken with Mrs. Maramonte, in the Building Department, of when an application is actually deemed complete. Mr. Montague asked if Dr. Blickstein will be reviewing the applications submitted for the Zoning Board of Adjustment. Dr. Blickstein answered that she has not been asked to provide services for the Board of Adjustment.

Checklists for Applications

Mr. Montague said that the checklists are currently in the Board Attorney's hands. This matter will be discussed at the next meeting.

New Business

Mr. Montague reported on the Zoning Board of Adjustment meeting held on March 23, 2011.

At 8:40 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, May 4, 2011, at 7:30 p.m., Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler

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Recording Secretary