

CHATHAM BOROUGH PLANNING BOARD

June 15, 2011

7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board meeting of June 15, 2011 to order at 7:32 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Crater announced that all legal notices have been posted for this meeting.

Members Present:

Mayor V. Nelson Vaughan, Councilman Bruce Harris\*, Chairman Richard Crater, Donna Cali-Charles, Vincent DeNave, John Bitar, Susan Favate, Joseph Mikulewicz\*, Matthew Wagner.

\*arrived 7:38 p.m.

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

Dr. Susan Blickstein, professional planner for the Board, was present.

Members Absent: H.H. Montague, James Mitchell

Open to the Public

No one came forward.

Adoption of Minutes

The May 18, 2011 meeting minutes were approved as amended. Mr. DeNave and Mr. Mikulewicz abstained from voting on these minutes.

The revised minutes of the Closed Session of the April 6, 2011 meeting were approved. Messrs. DeNave, Wagner, Mikulewicz, Bitar abstained from voting on these minutes.

Resolutions

There were none.

Applications

There were none.

Pending Business

Planner Susan Blickstein – Continued review and updated memo to Board dated June 9, 2011

Dr. Blickstein noted that the Board had wanted to re-visit the issue of whether additions or alterations to restaurants and eating establishments would be fully exempted from off-street parking or have a cap put on for those being exempted.

Mr. DeNave felt that there wouldn't be a number of proposed additions for eating and drinking establishments in the future. He believed these establishments should be fully exempted from off-street parking without a cap. The Board agreed with this recommendation.

Dr. Blickstein asked the Board whether they would like the option of having a certain percentage of parking stalls be reserved for compact cars. She noted that this provision would be allowed only for the larger parking lots such as those of King's and CVS. The Board approved of this option for parking stalls in the town's larger parking lots.

Dr. Blickstein reminded the Board that currently the B-1 Zone is the only zone where retail services are allowed, but not retail sales. She asked the Board if they wanted to continue this restriction in the B-1 Zone.

Councilman Harris believed that retail trade produces more traffic. The B-1 Zone is stressed already with heavy traffic. He recommended keeping retail trade/services out of the B-1 Zone. Board members agreed that finance, insurance, real estate, could be allowed in the B-1 zone. Councilman Harris suggested that tutoring, test prep, dancing and schools be conditional uses for the B-1 Zone.

Also regarding the B-1 Zone, Dr. Blickstein pointed out that currently apartments on upper floors are considered conditional uses. She suggested that apartments on the upper floors be considered permitted uses, so long as a "D" variance for parking is not triggered. The Board agreed with this suggestion. Dr. Blickstein recommended that medical offices be extracted from the definition of professional offices. She suggested medical offices, including dental, be made its own category and be regulated as a conditional use.

Dr. Blickstein noted that the B-2 Zone currently allows retail trade on specific parcels. She recommended that retail trade be permitted; however the size of any new retail trades be restricted. She asked Board members if they wanted to permit a whole use of Institutional Uses as they stand now, or regulate them as conditional uses and develop standards. Referring to the list of Institutional Uses, the Board felt that hospitals should not be allowed in the B-2 Zone. Dr. Blickstein felt a medical service/medical use category is needed. Councilman Harris felt that existing retail trade should not be allowed to expand in the B-2 Zone. Dr. Blickstein suggested new retail trade could be allowed as a conditional use; however, a different minimal lot area requirement should be established. The Board agreed to try the conditional use suggestion.

Regarding Institutional Uses, Dr. Blickstein and the Board discussed the Garden Terrace Nursing Home. She confirmed with Mr. DeNave that this nursing home was presently an institutional use. Dr. Blickstein asked Board members if they wanted to permit adult day care centers and nursing homes in the B-2 Zone. Board members agreed with allowing these facilities in the B-2.

Dr. Blickstein reviewed the boundaries of the B-3 Zone and the current permitted uses. She suggested that apartments on the second floor be a permitted use, rather than the present conditional use. She asked the Board how tutoring services, dance studios, and music school should be handled in the B-3 Zone. The Board indicated that these entities should be considered retail uses in that zone. The Board also decided the medical offices in the B-3 Zone should be regulated as permitted uses.

ordinance to take place at the Council Meeting of July 11, 2011. Ms. Rizzuto said she will pinpoint exactly where the second story signs will be allowed.

New Business

Mr. Mikulewicz asked if a courtesy review should be held before the Planning Board regarding the proposed improvements to Memorial Field.

Mr. DeNave explained that if a new structure, like a snack shack was being proposed, the Planning Board would hold such a review. The current improvements to the ball field would not require a courtesy review. Currently only dirt is being moved around for this project.

On other matters, Mayor Vaughan reported that this past Saturday, Fishawack Day, he had presented an award to Mrs. Cali-Charles commending her for her hard work on the Borough's 9/11 Memorial Committee. At tonight's meeting, Mayor Vaughan presented Mrs. Favate with a handsome award recognizing her for volunteering years of service on the Planning Board, sharing her knowledge as a Certified Professional Planner, and preparing a presentation to the Council of the Borough's business districts. Mrs. Favate also serves on the Borough's Affordable Housing sub-committee.

At 9:15 p.m. the Board went into Closed Session to discuss the Cougar Field litigation.

At 9:21 p.m. the Board returned to Open Session.

Mr. Crater suggested the next Board meeting be held on Wednesday, July 20, 2011, 7:30 p.m., Chatham Municipal Building. The Board agreed with this suggestion.

Mrs. Cali-Charles distributed new LDO inserts to Board members.

At 9:25 p.m. the meeting adjourned.

Respectfully submitted:



Elizabeth Holler  
Recording Secretary