

CHATHAM BOROUGH PLANNING BOARD
November 15, 2011 7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board meeting of November 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:

Councilman Bruce Harris, Chairman Richard Crater, Vincent DeNave*, Susan Favate, James Mikulewicz, H.H. Montague, James Mitchell, Matthew Wagner,
*arrived at 7:35 p.m.

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

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

Members Absent:

Donna Cali-Charles, John Bitar

Open to the Public

No one came forward

Adoption of Minutes

The minutes of October 19, 2011 were approved as amended. Mrs. Favate and Mr. Mikulewicz abstained from voting on these minutes.

Resolutions

There were none.

Applications

There were none.

Pending Business

Planner Susan Blickstein – Draft Ordinance changes for definitions and B Zone Districts, and other aspects.

Dr. Blickstein reported that she has reached out to the Historic Preservation Commission (HPC) regarding the heights of roofs in the B-4 District. Having heard nothing, she decided to keep the height at 40 feet.

Dr. Blickstein reported on the research she had done regarding the B-6 District. No zone change has ever been implemented for B-6 District, judging from the 1993 Zoning Map of the Borough. An error had been made on this county zone map. A recommendation has been made to re-zone that area to become part of the B-3 District. No properties would then remain in the B-6 District. The B-6 District would be eliminated altogether from the Borough Ordinance.

Dr. Blickstein reviewed the differences between the B-6 District and the B-3 District. The Board discussed the issue of apartments on the ground floor in the B-3 District. They also discussed front yard parking in the B-3 District and the buffering requirements. The Board decided not to codify this particular parking. Regarding apartments on the ground floor, Mr. Montague suggested the words: "apartments above the first floor".

Dr. Blickstein noted that the Board had approved of her conditional use standards for institutional uses. Institutional uses don't need to be conditional uses in *all* zones. The Board has considered a general set of standards for institutional uses, which may trigger some potential variance relief.

The Board, Dr. Blickstein, and Ms. Rizzuto discussed whether applicants need to purchase parking permits in the B-3 District.

Councilman Harris asked if the word "visual" is really needed in the definition of Art Gallery. Dr. Blickstein indicated it could be eliminated. Councilman Harris suggested revised language for "Medical Services".

Mr. Mikulewicz noted that "health clubs" were not included in "Recreational Instruction". In what category do they belong? Dr. Blickstein answered that a new definition will be developed for health clubs. They will be allowed in the "M" zone.

Ms. Rizzuto confirmed with Dr. Blickstein that the B-6 District should be eliminated all together. Notice provisions for the property owners will have to be made by the Borough.

Dr. Blickstein noted that all the changes have been itemized. She will make all the edits and then re-circulate the draft. The new draft can be re-visited either at the Dec. 21st meeting or at a January meeting. The Board thanked Dr. Blickstein for her fine presentation.

Checklists for Application and ordinance changes – Draft ordinance

Ms. Rizzuto noted that Draft 9 is before the Board tonight. She has incorporated recent comments made by the Board. Ms. Rizzuto reported that she has developed a definition for "a complete application". She also included language stating that most completeness reviews will be done by the Borough Planner. The Board's Secretary will now be called the Administrative Secretary. Ms. Rizzuto will ask the General Code people to make that particular revision. Ms. Rizzuto and Mr. Montague will meet tomorrow to work on the numbering of the sections.

Ms. Rizzuto noted that the Board will receive the final document for their December 21st meeting.

New Business

Mr. DeNave brought up an application that will be coming before the Board on December 7th. He recommended Board members hire a traffic expert to represent them. Mr. DeNave reviewed some of the recommended names he has been given.

Mr. DeNave noted that an objector has come forward who has expressed concerns about the size of the proposed building. A bulk variance may be required.

Ms. Rizzuto said she understood that the applicant will be submitting revised plans before December 7th. She has reminded the applicant that Board members must receive the plans in a timely manner to review before the December 7th meeting.

Mr. DeNave stressed that the applicant needs to know the exact information the Board wants for the December hearing. The variances involved need to be clearly defined. Any waivers must be done up front. Ms. Rizzuto said she has been given the schedule of the applicant's witnesses.

Mr. DeNave will interview traffic experts for the Board. Hopefully a Board member will be present at these interviews. Ms. Rizzuto said if the Board needed to adopt a resolution to hire a traffic expert, information on his hourly rates should be given. The applicant must pay for this expense.

There was no Old Business to discuss.

At 8:45 p.m. the Board went into Closed Session to discuss a Personnel Matter.

At 9:02 p.m. the Board returned to Public Session.

Mr. Montague reported on recent applications heard by the Zoning Board of Adjustment.

At 9:05 p.m. the meeting adjourned.

Respectfully submitted:

Elizabeth Holler

Elizabeth Holler
Recording Secretary