

CHATHAM BOROUGH PLANNING BOARD  
September 21, 2011 7:30 p.m.

Board member H.H. Montague called the Chatham Borough Planning Board meeting of September 21, 2011 to order at 7:40 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, H.H. Montague, James Mitchell.

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

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

Members Absent: Chairman Richard Crater, John Bitar, Donna Cali-Charles, Susan Favate, Joseph Mikulewicz, Matthew Wagner.

Open to the Public

No one came forward.

Adoption of Minutes

The second draft of the August 17, 2011 meeting minutes was approved. Mr. Mitchell abstained from voting.

Resolutions – Memorializing Resolution – Menza and Beissel Homes, Inc. – approval of Application #11-04 for a Subdivision (adjusting lot lines) and a variance between 13 Lum Ave., Block 91, Lot 13 (proposed Lot 13.1) and 17 Lum Avenue, Block 91, Lot 12 (proposed Lot 12.1)

Ms. Rizzuto and the Board inserted the correct lot numbers in the resolution.

Mayor Vaughan made a motion to approve this minor subdivision, to change the lot lines and a variance with respect to the front yard setback. Councilman Harris seconded the motion. A roll call vote was taken of those Board members present and eligible to vote on this memorialization:

Mr. Montague	-	yes
Councilman Harris	-	yes
Mayor Vaughan	-	yes

The motion was approved.

### Applications

There were none.

### Pending Business

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

The Board decided to postpone this draft ordinance discussion until the October 19<sup>th</sup> meeting.

Councilman Harris distributed a chart that Dr. Blickstein had created, showing the Principal Uses in each “B” zone.

### Sign Ordinance tabled by Borough Council – discussion

Councilman Harris reported that Council Members had received a letter from their attorney, Joe Bell, the afternoon of the last Council meeting. In his letter, Attorney Bell had expressed concerns regarding this ordinance. Council Members needed more time to absorb Attorney Bell’s letter. The Council tabled this matter as a discussion item at their next meeting.

### Checklists for Application and ordinance changes – draft ordinance to be discussed

Ms. Rizzuto reported that she had sent a clean copy of the draft ordinance to Mrs. Maramonte in the Building Department. Draft 6 before the Board tonight is meant to be the finalized version. Ms. Rizzuto and Mr. Montague will be checking to make sure all the section numbers are correct. Cross sections to ordinances will be checked for correctness.

Ms. Rizzuto brought up the idea of issuing a “certificate of completeness” to applicants after they have met all requirements of submitting their paperwork. Morristown issues these certificates. Councilman Harris suggested the Board and Ms. Rizzuto review the time lines required for submitting an application for completeness.

### New Business

Ms. Rizzuto reported that there is a new attorney representing the Borough in the TriCare litigation. She confirmed with Board members that they have all received a copy of the correspondence dated September 6, 2011 from the new attorney. This matter is currently in the hands of the Borough Council.

Mr. DeNave reported that someone today has picked up a site plan application with regard to the Parrott Mill Inn property.

On other matters, Councilman Harris asked if Mr. DeNave could take the Board on a tour of local problems areas with regard to outdoor lighting. The tour could take place just before a Board meeting since it will be dark by then. A light meter will be taken along. Mr. DeNave agreed with this request. He suggested Board members check the spot lights on their own homes to see if the glare goes beyond 3 feet. If their lights extend beyond 3 feet, they should decide whether this situation should be regulated.

Ms. Rizzuto gave a brief update on the Cougar Field litigation. Hearings will be held in Madison and Chatham Township.

Ms. Rizzuto suggested that the Board's October 5<sup>th</sup> meeting be cancelled since there are no immediate applications. She asked Mr. Montague to touch base with Chairman Crater to see how he feels about this cancellation. The Board meeting scheduled for October 19<sup>th</sup> will still stand. The B Zones need to be discussed.

Mr. Montague reported on the Zoning Board of Adjustment meeting held on August 24, 2011.

At 8:28 p.m. the meeting adjourned.

Respectfully submitted:



Elizabeth Holler  
Recording Secretary