

CHATHAM BOROUGH PLANNING BOARD  
April 18, 2012 7:30 p.m.

Chairman Richard Crater called the Chatham Borough Planning Board meeting of April 18, 2012 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mr. Crater announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Harris	x	
Councilman Collander	x	
Chairman Richard Crater	x	
Donna Cali-Charles	x	
Vincent DeNave	x	
Joseph Mikulewicz	x – arrived 8:10	
John Bitar	x – arrived 7:37	
Susan Favate	x	
H.H. Montague	x	
James Mitchell	x – arrived 8:10	
Matthew Wagner	x	
Vincent J. Loughlin, Esq.	x	
Dr. Susan Blickstein	x	

Also present was John Hansen, Board Engineer.

Open to the Public

Robert Schwarz, 39 Main Street, asked if the application for 47 Main Street would be addressed in tonight’s meeting. Attorney Loughlin explained that tonight there will only be a completeness review for 47 Main Street – Chatham Gateway LLC. The public hearing will not begin tonight. He suggested Mr. Schwarz speak with the applicant’s attorney, Mr. Pantel, after the Completeness Review is finished if he has any particular concerns at this time.

Adoption of Minutes

The meeting minutes of March 21, 2012 were approved as submitted. Mayor Harris and Councilman Collander abstained from voting because they were absent that night.

Resolutions

Application # PB 12-03

The Numans School House, LLC (DBA: Little Angels Schoolhouse) – 110 Main St.  
Mrs. Favate summarized the resolution granting a Waiver of Site Plan Review in Connection with a Change of Permitted Use to The Numans School House, as a tenant, to operate at 110 Main Street. Mrs. Favate made a motion to approve this resolution. Mr. DeNave seconded the motion. A voice vote was taken. All members present voted aye, except for Mayor Harris and Councilman Collander who abstained because they had not heard the application.

Application #PB 12-05

John E. Duetsch, DDS (Dental Office) – 94 Main Street

Mr. Montague summarized the resolution granting a Waiver of Site Plan Review Use to Dr. John E. Duetsch, as a tenant, to operate a dental office at 94 Main Street. This dental practice is an acceptable use for that zone district. Mr. Montague made a motion to approve this resolution. Mrs. Cali-Charles seconded the motion. A voice vote was taken. All members present voted aye, except for Mayor Harris and Councilman Collander who abstained because they had not heard the application.

Completeness Review for Chatham Gateway, LLC

for 47 Main Street (Parrott Mill Inn)

Mr. Crater welcomed Glenn S. Pantel, attorney for the applicant. Board Attorney Loughlin briefly reviewed what areas will be covered in this Completeness Review.

Dr. Blickstein reviewed some points she had raised in her report to the Board dated March 30, 2012. She reminded Mr. Pantel that documentation for the process for state licensure is still needed. She and Mr. Pantel discussed the recent revisions made to the sign, specifically the size of the logo. Dr. Blickstein confirmed with Mr. Pantel that the applicant has received a letter from the Historic Preservation Commission (HPC) dated December 6, 2011. Mr. Pantel noted that he and the applicant have been in touch with the HPC. If this application is approved, the applicant will have a continued dialogue with the HPC. The applicant will also be available to appear before the Borough Sign Committee.

Mr. Hansen, the Board Engineer, reported that his firm, Ferriero Engineering, has done completeness reviews on this project. The applicant has addressed Ferriero's technical comments to some degree. From an engineering perspective, Mr. Hansen believes the plans and documents are substantially complete at this point. There is enough information for the Board to review the plans and make an informed decision. One waiver may be needed with regard to the wooded area near the applicant's tract of land.

Mr. Loughlin asked Mr. Pantel if he could give the Board some idea on how this application will be presented. How many witnesses will testify? Will any additional reports be submitted?

Mr. Pantel answered there will probably be 5 witnesses representing the daycare operator. No additional architectural plans will be submitted between now and the first hearing. A parking variance is being sought. One additional planning report may be submitted to the Board in advance of the first hearing.

Mr. Loughlin noted that the applicant is going to preserve the structure at 47 Main Street. He asked Mr. Pantel if his client had given any thoughts about deed restrictions. Mr. Pantel said he would confer with his client on that matter.

Mr. Loughlin and Mr. Pantel discussed the number of hearings this application would entail. Mr. Loughlin felt at least two to three hearings would be needed.

Mr. Crater and Mr. Pantel agreed that the first hearing will be held at the May 2, 2012 Planning Board meeting. The applicant will re-notice.

Mr. Montague confirmed with Mr. DeNave that reports from the Chatham Police Department and Chatham Fire Department are forthcoming. These departments will give their views on the proposed application.

Mr. Pantel thanked the Board for their time.

Applications

None

New Business

Mr. Loughlin gave an update of the future application for the Hamilton and Jefferson Apartments complexes. He explained that the proposals for the Jefferson Apartment complex should be heard by the Zoning Board of Adjustment, not the Planning Board. Bifurcating the application may be necessary. Dr. Blickstein pointed out that these are two separate properties on opposite sides of Main Street. With the Board's permission, Mr. Loughlin will contact Mr. Shimanowitz, the attorney for this application, and inform him of these latest developments.

Regarding the Applicant Checklist, Mr. Loughlin reported that he has now simplified the application form and the checklist. He will be reviewing it in the near future with Dr. Blickstein and Mr. DeNave.

Mr. DeNave reported that a frozen yogurt business has approached him about opening a store at 258 Main Street, which is currently vacant. He explained that the yogurt business will need to present a full Site Plan to the Planning Board because a parking variance will be required they plan to have more than 6 seats for customers.

At 8:30 p.m. the meeting adjourned.

Respectfully submitted:

*Elizabeth Holler*

Elizabeth Holler  
Recording Secretary