

CHATHAM BOROUGH PLANNING BOARD
 April 17, 2013 7:30 p.m.

Chairman Susan Favate called this Chatham Borough Planning Board Regular Meeting of April 17, 2013 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mrs. Favate announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Bruce Harris		X
Council Member Fife	X	
Chairman Susan Favate	X	
Vincent DeNave	X – arrived at 8:54 p.m.	
Matthew Wagner	X	
Donna Cali-Charles	X	
H.H. Montague		X
James Mitchell		X
John Bitar		X
Joseph Mikulewicz		X
Richard Crater	X	
Vincent J. Loughlin, Esq.	X	
Dr. Susan Blickstein		X

Open to the Public
 No one came forward

Adoption of Minutes
 The meeting minutes of March 20, 2013 were approved as amended.
 Mrs. Favate abstained from voting.

Resolution
PB Application #13-02
Ogden Manse, LLC – 186 Main Street
Waiver of Site Plan Review

Attorney Loughlin noted that the Board approved this Waiver of Site Plan with the condition that approval for the sign must be obtained. If any further changes arise, the applicant must come before the Board. Attorney Loughlin briefly summarized the hearing held for this application. Mrs. Favate made a motion to adopt the Resolution approving the Waiver of Site Plan Review for Ogden Manse, LLC, 186 Main Street. Council Member Fife seconded the motion.

A voice vote was taken of all Board members present. All Board members present voted aye, except for Mrs. Favate who abstained. She was absent from the hearing.

Pending Business
Discussion

Sign Ordinance

Mrs. Favate suggested that the Board track this ordinance in the future. One issue that has come up is the size of the letters on signs. Mrs. Favate cited two recent instances when the size of letter signs seemed unusual. Relief may be needed on this matter on future sign applications.

Mr. Crater asked if enforcement was going on with signs. He is seeing numerous sandwich board signs at the Townsquare section of Main Street. Mr. Wagner noted that's a unique spot in town. Perhaps the Borough can help to make that situation more attractive. Council Member Fife suggested a directory sign, listing all the businesses, could be an alternative.

Mrs. Favate suggested the Board keep this issue in mind. She will touch base with Mr. DeNave on this matter.

M Zone

Council Member Fife noted that the M Zone Subcommittee will be meeting on April 25th.

Master Plan Adoption

Attorney Loughlin noted that an e-mail had been received from the County of Morris inquiring about Borough 2012 Master Plan up-dates. Attorney Loughlin had contacted Mrs. Maramonte in the Borough Building Dept. to see if amendments had been sent. Amendments to the Master Plan have to be forwarded to the County within 30 days of adoption. Resolutions from the Board concerning these amendments must be included. Attorney Loughlin clarified that the County is really interested about whether correct notice had been done by Chatham Borough on any amendments. If it didn't happen, the Board will do a re-notice.

Mr. DeNave said he will discuss it with Mrs. Maramonte tomorrow.

Sign Ordinance (revisited)

Mr. DeNave asked that the Board return to the Sign Ordinance discussion. He pointed out that the lettering for the Inner Grace Studio sign does conform to the ordinance; however, it's not too readable. The owner originally wanted 18-inch letters; however, she had to reduce the lettering size to meet the ordinance.

Mr. DeNave discussed the awning situation at the new yogurt store (Yo Lotta Luv) at 258 Main Street. The awning itself complies to the ordinance; however the awning's internally illuminated lighting doesn't comply with regulations. Mr. DeNave will be talking with the architect.

Mrs. Favate felt a good balance could be established for local signs to be both readable and attractive.

Mr. Wagner brought up the many sandwich board signs, especially at Townsquare on Main Street. Mr. DeNave agreed this was issue. Perhaps a directory sign is needed.

New Business

Mr. DeNave advised that the Board will be hearing a sub-division application in the future for 51 Summit Avenue. Two 2-family homes are being proposed for this address. Two-family homes are permitted in the R-4 zone.

At 8:10 p.m. the meeting adjourned.

The next Planning Board meeting will be held on May 1, 2013, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler

Elizabeth Holler
Recording Secretary