

CHATHAM BOROUGH PLANNING BOARD
 August 21, 2013 7:30 p.m.

In Chairman Favate's absence, former Chairman Richard Crater called this Chatham Borough Planning Board Regular Meeting of August 21, 2013 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.

Names	Present	Absent
Mayor Bruce Harris	X	
Council Member Fife	X	
Chairman Susan Favate		X
Vincent DeNave	X	
Matthew Wagner	X – arrived at 7:35	
Donna Cali-Charles	X	
H.H. Montague	X	
James Mitchell		X
John Bitar		X
Joseph Mikulewicz		X
Richard Crater	X	
Vincent K. Loughlin, Esq.		X
Dr. Susan Blickstein		x

Keith Loughlin, Esq., substituted for his father, Vincent Loughlin, Esq., at tonight's meeting.

Open to the Public
 No one came forward.

Adoption of Minutes
 The meeting minutes of August 7, 2013, second draft, were approved as submitted. Mr. Crater and Mrs. Cali-Charles abstained from voting on these minutes.

At Mayor Harris's suggestion the Resolution for Application #13-03, Minor Subdivision for 51 Summit be reviewed after the new Application #13-04 is heard.

Application #13-04
Waiver of Site Plan
C2 Educational Systems, Inc.
474 Main Street
 Brian Baskinger, the applicant, was sworn in to testify.

Mr. Baskinger testified that C2 Educational Systems is requesting a Change of Use and a Waiver of Site Plan for a vacant store unit on the CVS Mall.

Mr. Baskinger stated that the store has been vacant for two years. C2 Educational Systems is proposing a tutoring center in that location. Students will be tutored by a teacher on a one on one manner. He noted that the maximum occupancy allowed for the store unit is 24 people. Currently the existing store unit has been gutted. The applicant proposes to paint the interior, make necessary repairs, and set up a few office spaces in the unit. A handicap bathroom, as per Code, will be constructed. The existing bathroom will remain.

Mr. Baskinger submitted Exhibit A-1: an overall photo of the area. He explained the chair arrangements for the teachers and students. Most of the students will be tutored, by college graduates, for their SATs.

Mayor Harris asked how many students will be present during a two-hour session. Mr. Baskinger clarified that tutoring sessions will run only an hour and 50 minutes. As many as 16 students could be present for each session.

The Board discussed the parking arrangements with Mr. Baskinger. Mr. Baskinger pointed out that a fast turn-over of students will occur. Mr. Crater reminded Mr. Baskinger that there is a fire lane in front of this store unit. Mr. DeNave confirmed with Mr. Baskinger that there will be no assigned parking. The Board confirmed the hours of operation with Mr. Baskinger. C2 Education will be closed on Fridays.

Mayor Harris suggested the Board request the applicant give hand-outs to the parents of students, reminding them to park in a space, not “stand” their vehicles in the fire zone in front of the store.

Mr. Crater asked Mr. Baskinger if he had any licensing requirements. Mr. Baskinger didn’t know; however, there are approximately twelve other C2 Educational Systems operating in New Jersey.

On other matters, Mr. Baskinger noted that there will be a few chairs in the front for people waiting. Parents aren’t really encouraged to stay the whole session.

Mayor Harris made a motion to approve this application with the condition that the applicant give out instructions to the parents of the students, advising them of the correct parking procedure. Mr. Montague seconded the motion. A voice vote was taken. All Board members present voted “aye”.

Resolution
Application #13-03
Minor Subdivision
Alan S. Andreas
51 Summit Ave.

The Board took a couple of minutes to silently review the resolution.

Alan Andreas, the applicant, came forward. He remained under oath from the previous hearing.

Mr. Montague made a motion to approve the resolution memorializing the Board's approval for Application #13-03, the Minor Subdivision for 51 Summit Ave., Block 124, Lot 11. Mr. Wagner seconded the motion.

A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mr. DeNave	-	yes
Mr. Wagner	-	yes
Mrs. Cali-Charles	-	abstained
Mr. Montague	-	yes
Mr. Crater	-	abstained
Mr. Wagner	-	yes

Pending Business

Mr. DeNave reported that Washington Ave. School will be appearing before the Board in the near future for a Capital Review, seeking additional parking.

Regarding another application, Mr. DeNave noted that the applicant for 338 Main Street hasn't been heard from at this point. No variances have been requested; however, a parking management plan, prepared by a professional, will have to be submitted for Mr. DeNave and the Board to review.

There was no New Business.
A Closed Session was not held.

It was noted that three Board members and Dr. Blickstein will be unable to attend the September 4, 2013 meeting. Board Alternates will have to step in.

The next Planning Board meeting, at this point, will be held on Wednesday, September 4, 2013, 7:30 p.m., Council Chambers, Chatham Municipal Building.

At 8:40 p.m. the meeting adjourned.

Respectfully submitted:



Elizabeth Holler
Recording Secretary