

CHATHAM BOROUGH PLANNING BOARD  
December 4, 2013 7:30 p.m.

Chairman Susan Favate called this Chatham Borough Planning Board Regular Meeting of December 4, 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	
Matthew Wagner	X	
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

Open to the Public

No one came forward.

Adoption of Minutes

The meeting minutes of November 13, 2013, second draft, were approved. Mrs. Cali-Charles and Chairman Favate abstained on voting, because they were absent from that meeting. The voting on the meeting minutes of November 6, 2013 were postponed again.

Resolution

Application #13-06

William T. Anastasio

Minor Site Plan

338 Main Street

Attorney Loughlin reviewed the resolution memorializing the Board's approval of this minor site plan for 338 Main Street at the November 6, 2013 meeting. Mr. Wagner made a motion to approve the resolution. Mr. Mitchell seconded the motion. The Board made an amendment on the closing time of the business. A roll call vote was taken on the resolution as amended:

Mayor Harris	-	yes
Chairman Favate	-	yes
Mr. DeNave	-	yes
Mr. Wagner	-	yes
Mr. Mitchell	-	yes

Mrs. Cali-Charles and Mr. Montague did not vote because they were absent from the hearing.

New or Returned Applications

Application #13-07

Waiver of Site Plan

Clean Land, LLC

231 Main Street

Gary Haydu, Esq. introduced himself as the attorney for the applicant.

The following were sworn in to testify:

Chong Tyi, the applicant

Steve Tyi, Korean interpreter for the applicant

With the help of Steve Tyi, his interpreter, Mr. Chong Tyi, answered questions from both Attorney Haydu and the Board. Mr. C. Tyi testified that he is one of the owners of Clean Land, LLC. He is proposing to open a dry cleaning/drop shop at 231 Main Street. Customers' clothes will be transported from this store to another site owned by him for the actual cleaning.

Mr. C. Tyi testified that his business is called "Clean Land" because his cleaning is done organically. No carcinogens are used in the dry cleaning process he uses. His business hours will be 7 a.m. to 7 p.m., Monday through Friday. On Saturdays, the hours of operation will be 7 a.m. to 6 p.m. On Sundays the store will be closed.

Mr. C. Tyi testified that he will have one full time employee at the store. One part-time employee may be hired during the busy season. His landlord has granted him the exclusive right for two parking spaces located at the rear of the store. Mr. C. Tyi expects two deliveries a day to his store. Deliveries will be made at the rear of the store. The delivery vehicles will be regular size cargo vans. Delivery times should only last an average of 10 minutes. The landlord has indicated to the applicant that there are more parking spaces in the vicinity and which could be used by Clean Land.

Attorney Haydu submitted Exhibit A-1, a letter from the landlord, Barry Maher, dated November 26, 2013, regarding available parking for the applicant at the rear of the store. Copies of this letter were distributed to Board members.

Mr. Montague asked about the proposed signage for the store.

Attorney Haydu answered that a separate application will be submitted for the store's signage. The proposed sign will follow the exact size and location of Gabriella's sign (former tenant). The same electrical box will remain. No exterior lights will be used. The Borough Sign Committee will be reviewing plans for the new signage.

Attorney Haydu confirmed with Mr. C. Tyi that his proposed plans for internal changes to the store, by his architect, have been submitted to the Board.

Mr. C. Tyi testified that he would like to stream-line the front door and install an automatic front door. The automatic door will help his customers when they have arm-loads of clothes to take in and out of the store. He also reviewed the improvements that will be made to the interior of the store.

Mr. C. Tyi testified that he will submit a schematic drawing for his proposed sign. The sign will read "2 for 1 Cleaners".

Attorney Haydu asked Mr. C. Tyi how much waste will his business generate. Mr. C. Tyi answered possibly one bag per day. This bag will be picked up by one of his delivery trucks.

Mrs. Cali-Charles asked if the store's rear entrance will be available for the public. Mr. C. Tyi answered yes.

Mr. DeNave pointed out that customers entering the rear of the store will be encountering clothing racks.

Mr. C. Tyi answered that the major customer area will be in the front of the store, however there will be a hallway running from the back door. A small table will be set up at the rear.

Mr. Montague asked who will clean up the front and the back of the store. Mr. C. Tyi answered that the landlord will be doing the cleaning; however he (Mr. Tyi) has to pay for it. Attorney Haydu pointed out that the lease states that the cleaning situation will be a landlord obligation.

Mrs. Favate asked where Mr. Tyi's other facility was located. Mr. C. Tyi testified that his main facility is located Route 22 Westbound, Kenilworth. His Kenilworth facility will be the drop-off site for all clothes taken in at the Chatham store.

Mrs. Favate asked about the function of the 7 feet wall with the sliding front door. Mr. C. Tyi answered that the partition wall will keep the cold out during the winter months, and the hot air out during the summer.

Mrs. Favate asked Attorney Haydu if Mr. C. Tyi had any discussions with the Historic Preservation Commission (HPC), especially on the proposed changes to the exterior of the store. Mr. Haydu indicated that the applicant had not discussed this matter with the HPC. He suggested an alternate application be made for the door situation.

Mayor Harris pointed out that the HPC would probably have concerns about the changes being proposed for this storefront. **The building is located in the Historic District, and changes to the exterior of buildings in this district must be reviewed by the HPC.**

Attorney Loughlin suggested an option could be inserted in the resolution that if the application were approved by the Board, the applicant could return to the Board with a letter from the HPC giving their views on the proposed storefront.

Mr. DeNave said, after he took a second look at the plans, he realized that the entire front of the store will be changed. The Board discussed the sliding door situation further. No cover will be installed over the front door. Mr. Wagner pointed out that the motion sensor on the automatic door will be triggered unnecessarily by the many passersbys on Main Street sidewalk.

Attorney Haydu asked for a short break in the meeting. He needed to confer with the applicant. At 8:20 p.m. a break was taken in the meeting. At 8:25 p.m. the meeting resumed.

On behalf of his client, Attorney Haydu asked if the application could be amended to eliminate the sliding glass door. The sliding door will be taken up in a separate application in the future **if the decide to pursue that**. Mrs. Favate confirmed with Attorney Haydu that the only exterior change would be the sign. The applicant will be going before the Borough Sign Committee for his proposed sign.

Mr. Montague made a motion to approve this application with the agreed upon conditions. Mr. Wagner seconded the motion.

Attorney Loughlin reviewed the conditions:

- 1) The usage is restricted to the usage testified to by the applicant
- 2) The applicant will go before the Borough Sign Committee with his proposed signage
- 3) The improvements made to the interior will strictly be in accordance with the plans submitted
- 4) The applicant will put up a sign, approved by the Borough Sign Committee, informing customers that parking is available at the rear of the store.
- 5) Additional signage, with the approval of the Borough Sign Committee, will be put up designating parking spaces for the store's employees.

A roll call vote was taken on the motion with the agreed upon conditions:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mr. DeNave	-	yes
Mr. Wagner	-	yes
Mrs. Cali-Charles	-	yes
Mr. Montague	-	yes
Mr. Mitchell	-	yes
Chrmn. Favate	-	yes

### New Business

Mr. DeNave reported that Washington Ave. School will be submitting their parking proposals to the Planning Board, as a Capital Review, at a future meeting. Landscaping and drainage will be

included in the plans. Mr. DeNave recommended that the Board's engineer be present at this hearing.

Mr. DeNave also reported that a small parking addition is being **considered by the Borough** for the Memorial Field area behind St. Paul's Church, 200 Main Street. Fourteen new parking spaces are being proposed. This proposed parking arrangement will be discussed at the December 9<sup>th</sup> Borough Council Meeting. If these plans move forward from the Borough Council, they should be presented to the Planning Board for a **Capital** Review. Mr. DeNave clarified that these plans are a Borough request. People have been parking their vehicles on the grass in Memorial Field, because of the shortage of parking.

The Board decided to cancel their December 11<sup>th</sup> meeting.

Mr. DeNave gave a progress report on the Kinder Care site. He believed good improvements have been made to the exterior of the Inn structure. Landscaping will be done in the future.

Mr. DeNave pointed out that tonight was Mrs. Cali-Charles's last Planning Board meeting. The Board expressed their thanks to Mrs. Cali-Charles for her years of service on the Board.

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

The next Board meeting will be its Reorganizational Meeting on January 8, 2014, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:



Elizabeth Holler  
Recording Secretary

