

CHATHAM BOROUGH PLANNING BOARD
February 20, 2013 7:30 p.m.

Chairman Susan Favate called the Chatham Borough Planning Board Regular Meeting of February 20, 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	
Richard Crater		X
Vincent DeNave		X
H.H. Montague	X	
Donna Cali-Charles	X	
Chrmn. Susan W. Favate	X	
James Mitchell		X
Joseph Mikulewicz		X
John Bitar		X
Matthew Wagner		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 January 16, 2013, second draft, were approved.

Resolution

PB Application #13-01

Inner Grace, LLC (Dance Studio)

Waiver of Site Plan Review/Change of Use

Mayor Harris made two minor corrections to the resolution. Mayor Harris made a motion to approve the Resolution, as amended, granting Waiver of Site Plan in Connection With a Change of Permitted Use allowing Inner Grace, LLC to operate at 170 Main Street, Chatham. Mr. Montague seconded the motion. A roll call was taken:

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

Pending Business

Outdoor Lighting Ordinance

Dr. Blickstein confirmed with Mayor Harris that this ordinance has not yet been introduced to the Borough Council. The Planning Board will be giving comments tonight. It will be up to the Borough Council to make any modifications.

Dr. Blickstein briefly reviewed some questions recently submitted by Mr. Montague. She recommends that the term “non-essential” in the ordinance be defined. She believed, in this case, that “non-essential” refers to lights that are not necessary for security reasons. Mayor Harris and Dr. Blickstein discussed flag illumination for governmental uses.

Mrs. Favate asked if the public had any comments.

Jim Maher, 174 Center Ave., stated that he was glad that the Borough is addressing the lighting issue; however, the proposed ordinance seems to be lessening the standards. Mr. Maher noted the exempting of the 60 watt bulbs. He surmised that a resident is allowed to put 15 light fixtures at the rear of his property. Each light fixture could measure 59 ½ watts at a height of 15 feet, facing a neighbor’s property. Mr. Maher felt that was a large volume of lighting that is being unregulated. He said it would be hard to explain to his children why 900 watts of lighting being directed at their windows.

Dr. Blickstein pointed out that the different grades of properties make a difference. In regard to enforcement, a regulation is needed that could apply to property from property. Mr. Maher said he understood that challenge.

Mr. Montague sympathized with Mr. Maher’s point. Fifteen lights that are 15 feet tall, with 60 watt bulbs, would be quite an impact. He believed a reduction should be made. Mr. Montague suggested if a resident were to put up poles with these types of bulbs, shielding of these bulbs could be required.

Dr. Blickstein concluded that the Board would prefer a lesser number than fifteen.

Mayor Harris commented that the ordinance’s restrictions of the number of fixtures must be viewed in the context of its general restrictions on glare.

Attorney Loughlin noted that he has been in contact with Borough Attorney Lott who recommended that the Planning Board take action on this ordinance tonight.

Dr. Blickstein suggested to Attorney Loughlin that in his resolution a reference be made that some comments and further modifications had been discussed by the Board. Mrs. Favate suggested that Attorney Loughlin and Mr. DeNave summarize the comments received tonight.

Attorney Loughlin suggested a statement could be made in the resolution clarifying that it is not the recommendation of the Planning Board for Mayor and Council to adopt this resolution because the Board have found that the measures or specific sections to be

inconsistent. Dr. Blickstein added that an amendment should be made that public comment was made tonight. Attorney Loughlin added the following words: "As a result of this public comment, the Board held further discussion about the contents of the ordinance and possible further refinements."

Mr. Montague made a motion to approve this resolution regarding outdoor lighting with comments and language recommended by the Board tonight. Mrs. Cali-Charles seconded the motion. A roll call vote was taken:

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

M Zones - Council Member Fife

Council Member Fife reported that the M Zone Subcommittee has done a walk-about on River Road on February 10th. The consensus of the subcommittee is that River Road could use some tweaking. The subcommittee will meet again on February 28th.

Dr. Blickstein noted that the first meeting went well. She is looking forward to hearing everyone's feedback. Hopefully the county will provide mapping.

Council Member Fife said the subcommittee will focus on what exact businesses are operating in the M Zones and which property belongs to the Borough.

New Business

Mayor Harris brought up the Zoning Bd. of Adjustment's Annual Report, specifically the Zoning Board's recommendation to the Planning Board about the construction of porticos over existing steps and porches. Mayor Harris noted that Zoning Board Chairman Peter Hoffman has informed him that portico and porch applications are often presented to the Zoning Board and are routinely approved. Chairman Hoffman had questioned why these types of applications had to appear before the Zoning Board.

Mr. Montague pointed out that the major problem with porticos is the 30 feet setback. The distance is measured to the steps. Technically porticos don't generally go all the way over the steps. A decision will have to be made whether porticos should be allowed 2 feet into the setback. Mayor Harris and Mr. Montague discussed the porch issue. Mr. Montague pointed out that some homeowners are demolishing their porches in order to obtain more living space. Dr. Blickstein suggested that a 25 sq. ft. enclosure for porches. She said she could meet with Mr. DeNave, the Zoning Officer, and discuss this situation. Mayor Harris briefly touched on a list of zoning issues that he and former Mayor Plambeck had formulated in 2008. Progress has been made on a number of these issues.

No Closed Session was held.

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

Respectfully submitted:

Elizabeth Holler

Elizabeth Holler
Recording Secretary