

CHATHAM BOROUGH PLANNING BOARD  
June 19, 2013 7:30 p.m.

Chairman Susan Favate called this Chatham Borough Planning Board Regular Meeting of June 19, 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	

Please note: The usual computer/recording device malfunctioned at this meeting. A manual recording machine was used.

Open to the Public

No one came forward.

Adoption of Minutes

The meeting minutes of May 15, 2013, second draft, were approved.

Mayor Harris and Dr. Blickstein discussed the workshop to be held July 17<sup>th</sup> regarding Chatham's M districts.

Application #13-03

Minor Subdivision

Alan S. Andreas

51 Summit Ave.

Block 124, Lot 11

The Planning Board's Engineer, C. Richard Quamme, P.E. of Ferriero Engineering, was present.

Nino Coviello, Esq. stated that he is the attorney for Alan Andreas, the applicant. He noted that 51 Summit Ave. is in the R-4 Zone, which permits two-family homes.

Attorney Coviello said that Mr. Andreas is proposing to subdivide the current property into two blocks and construct two 2-family homes. The applicant is seeking two variances, one for each lot. The applicant is proposing a lot width of 59 feet for one of the lots, and 56 feet for the other lot. Attorney Coviello stated that three witnesses will testify tonight.

Alan Andreas, the applicant, was sworn in to testify. He submitted his professional credentials as an architect to the Board. The Board accepted them.

Mr. Andreas submitted Exhibit A-1, a photo-board showing the existing dwelling and property at 51 Summit Avenue. He described the current house. Mr. Andreas proposes to tear down the existing structure. He would like to subdivide the lot and construct two 2-family homes. He noted he has done a similar project in Madison NJ. Mr. Andreas testified that he will use maintenance-free materials. His intention is to own these two new homes and rent them out.

Mr. Andreas believed young professionals commuting to NYC would be interested in renting these proposed units. He showed the Board sketches of the proposed homes. These sketches were submitted as Exhibit A-2.

Dr. Blickstein asked the applicant to explain why he decided on the proposed exteriors of these homes.

Mr. Andreas testified that he would like the elements of these proposed homes to be consistent with the older homes in the neighborhood.

Mayor Harris pointed out that Mr. Andreas is not proposing porches for these new homes. He confirmed with Mr. Andreas that the existing carriage house will be demolished. A two-car garage will be constructed in its place.

Chairman Favate confirmed the location of the proposed window wells. Mr. Andreas explained that the window wells will allow air and natural light into parts of the house that don't usually get these elements.

Dr. Blickstein asked why the roofs were changed to be pitched lower.. Mr. Andreas explained that the roof pitch was lowered to eliminate some attic space in the FAR.

Mayor Harris confirmed with Mr. Andreas that if he proposed smaller homes with greater pitched roofs, porches could then be included.

Chairman Favate asked the public if they had any questions for Mr. Andreas, the architect.

Nick Ponzio, 50 Summit Ave., had questions on the property size. Attorney Coviello answered that the applicant's engineer would be qualified to answer these questions.

However, Mr. Andreas confirmed with Mr. Ponzio that these houses will have basements consisting of a laundry room and bathroom.

Reno Mariconda, 43 Summit Ave., (his words couldn't be picked up by the tape, but he will ask the question again to the correct witness)

Christian Kastrud, the applicant's engineer, was sworn in. Mr. Kastrud submitted his professional credentials to the Board. The Board accepted them.

Mr. Kastrud testified that he had visited the site. The property is approximately 2/3rds of an acre. It is 150 feet wide. It extends 200 ft. back. The current house is a 2-family or 3-family dwelling. The property currently slopes from front to back. There is a 42 inch concrete drainage pipe that runs to Colonial Way. The property has 9,788 sq. ft. of impervious coverage.

Mr. Kastrud testified that the proposed subdivision will create two lots. One lot will have a frontage of 125 feet. The second lot will have a frontage of 56 feet. These proposed frontages require a variance. The two proposed homes will be constructed side by side. The 42-inch pipe will be relocated along the common property line. An easement will be re-created. Two driveways will run alongside the property. There will be a parking area in the back. Two 2-car garages will be constructed. Each of the two sites will conform with the Residential Site Standards.

Mr. Kastrud stated that both proposed houses will conform with bulk standards. The proposed plans will reduce the impervious coverage by approximately 1700 sq. ft. Mr. Kastrud believed there was no stormwater management currently on the site. He also believed there were no dry wells on the property. He testified that the new drainage will be pitched between the two proposed homes. A swale will be created on top of the new pipe for the rear properties. Manhole #1, as shown on the plans, will collect the water running between the two homes.

Mr. Montague expressed concerns about where the water will go beyond Manhole #1. At the Board's suggestion, Mr. Kastrud agreed that a grate could be installed to capture any additional flow.

Mayor Harris asked if a calculation could be done to show that water won't be flowing onto neighboring properties. Mr. Kastrud agreed to do this calculation. Mr. Kastrud also reviewed which trees on the property will be saved. At Chairman Favate's suggestion, Mr. Kastrud reviewed the maneuvers a car would make to exit the proposed driveways.

Answering Board Engineer Quamme had a question about the grading for the parking area for the homes. Mr. Kastrud stated that two steps will be created to flatten out the parking area behind the homes.

Chairman Favate asked for more information on the back areas of the homes. Using Sheet 2, Mr. Kastrud showed where the proposed driveway and grass areas would be located, as well as the concrete area for the trash containers.

Mayor Harris asked if the proposed building were made smaller, could the garage parking area be reconfigured. Mr. Kastrud answered yes, 400 sq. ft. could be made impervious. However, the driveway can't be made any narrower.

Board Engineer Quamme confirmed with Mr. Kastrud that the applicant has no problems with suggestions listed in the Borough Engineer's letter of April 12, 2013.

Mr. Quamme was concerned that the window wells of the house were too close to the driveway. He asked if this arrangement could be corrected. Mr. Kastrud offered to curve the driveway to keep the cars further away from the wells.

Chairman Favate asked about any proposed landscaping.

Mr. Andreas reviewed the list of flowering trees evergreen trees that will be planted on the subdivided properties. A trained arborist had advised him on the selection of trees.

Chairman Favate asked the public if they had any questions for Mr. Kastrud.

Nick Ponzio, 50 Summit Ave. asked if the utilities will be above ground or underground.

Mr. Kastrud answered that all utilities will be underground.

Pellegrino Mariconda, 43 Summit Ave., was sworn in to testify.

Mr. Mariconda expressed his concerns for water run-off onto his property. He also was concerned about the number of cars these proposed dwellings will have. Mr. Mariconda was afraid of a possible jamming of vehicles occurring. Mr. Kastrud anticipated a total of 8 cars parking on the subdivided properties. Mr. Mariconda pointed out that the young professionals the applicant is anticipating as renters, usually own larger vehicles.

Attorney Coviello asked Robert Michaels, the applicant's planner, to come forward. Mr. Michaels was sworn in to testify. He submitted his professional credentials to the Board. The Board accepted them.

Mr. Michaels had three exhibits to submit for the Board's consideration.

Mr. Michaels submitted Exhibit A-2, a blow-up map of the area under discussion. He also submitted Exhibit A-3, hand-outs of an aerial map, dated 2010, of the subject property.

Mr. Michaels described the existing conditions of the lot and the current dwelling. The Borough property card stated that the property has 3 dwellings on it. Mr. Michaels explained the color codes he had used on Exhibit A-2, identifying which are single and two and three family homes in the immediate area.

Mr. Michaels reviewed the measurements of the proposed sub-divided lots. Each new dwelling will have a detached two-car garage. The only variance needed is for lot width for both sub-divided lots. Mr. Michaels testified that the applicant's property is unique in the neighborhood. It is wider than the other lots in the neighborhood. Mr. Michaels testified that the proposed structures will meet the side yard setbacks requirements.

Mr. Michaels submitted Exhibit A-4, a chart showing all lots fronting Summit Avenue. He testified that of the 23 lots in the applicant's immediate neighborhood, 15 have widths of 50 feet or less. Mr. Michael testified that what the applicant is proposing is in keeping with the neighborhood character. The proposals will not impair the intent and purposes of the Borough zoning plan. Light, air, and open space will be maintained if the proposals were approved and carried out.

Mr. Michaels submitted Exhibit B-2, a memo, dated March 15, 2013, from Dr. Blickstein, the Board's planner. Mr. Michaels stated that he has touched on all the points raised in Dr. Blickstein's memo.

Dr. Blickstein noted that the Municipal Land Use Law has strategy about providing front porches. She also reminded Mr. Michaels that the Borough Master Plan has an objective about limiting water run-off.

Regarding the run-off situation, Mr. Michaels pointed out that the proposed plans will be reducing the impervious coverage by 1700 sq. ft. He felt that was a definite benefit to the community.

Mayor Harris brought up the maneuverability of vehicles on the subdivided lots. He also pointed out that the proposed new homes have less of the features of the existing homes on Summit Ave. Therefore, Mayor Harris didn't believe the proposed homes would completely conform with the neighborhood.

Mayor Harris believed smaller homes could be created and still achieve most of the goals.

Mr. Andreas discussed the possibility of reducing the driveways.

Dr. Blickstein reminded the Board and the applicant that the benefits must definitely outweigh the detriments in this situation.

Chairman Favate said she would like to see other options by the applicant.

Attorney Coviello agreed with this suggestion. The applicant can return with other options for the Board to consider.

Board members and Dr. Blickstein asked Mr. Michaels how he reconciled that the proposed width sizes would be beneficial.

Dr. Blickstein was interested in the footprint sizes of the smaller lots on Summit Avenue. A comparison could be done of these smaller lots with the proposed homes. The applicant could superimpose a rendering of the streetscape with the proposed homes. Chairman Favate suggested a street view of the surrounding homes.

Mr. Wagner asked the applicant's engineer to take a detailed look at the grading on the property, especially in regard to the driveway.

Chairman Favate asked if the public had any questions for Mr. Michaels.

Pellegrino Mariconda, 43 Summit Ave., wanted more information on the properties in the R-4 District, specifically lots with 2-family homes. Dr. Blickstein told Mr. Mariconda how to research the zoning history of these properties using Borough zoning maps property cards in the Municipal Tax Office. Mr. Mariconda could also look into prior zoning ordinances.

Mr. Wagner asked the applicant's engineer to take a detailed look at the grading of the property, especially with regard to the driveways.

Board Engineer Quamme requested a comparison be done on the existing and the proposed drainage. The Board still has concerns about the run-off situation behind the two proposed homes.

Application #13-03, Minor Subdivision for 51 Summit Ave., will continue to the August 7, 2013 Planning Board meeting. The applicant will submit revised plans to the Building Department.

The next Planning Board meeting, a workshop on the M Districts, will be held Wednesday, July 17, 2013, 6:00 p.m., Council Chambers, Chatham Municipal Building.

At 9:50 p.m. the meeting adjourned.

Respectfully submitted:



Elizabeth Holler  
Recording Secretary