

CHATHAM BOROUGH PLANNING BOARD
 June 18, 2014 7:30 p.m.

Chairman Susan Favate called this Regular Meeting of the Chatham Borough Planning Board of June 18, 2014 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	
Vincent DeNave	X – arrived 7:40 p.m.	
Chrmn. Susan Favate	X	
Matthew Wagner	X	
H.H. Montague	X	
James Mitchell		X
John Bitar	X – arrived at 7:40 p.m.	
Joseph Mikulewicz		X
William Heap	X	
Donald Dinsmore	X	
Vincent K. Loughlin, Esq.	X	
Dr. Susan Blickstein	X	

Also present were Bob Falzarano, Borough Administrator and Janice Piccolo, Administrative Assistant for Chatham Borough.

Open to the Public

No one came forward.

Adoption of Minutes

The meeting minutes of May 7, 2014 were approved as submitted.

Resolutions

There were none.

Applications

There were none.

New Business

There was none.

Pending Business

Draft ordinance for the M -1, M-2 and M-3 Industrial Districts

Dr. Blickstein noted that Board members have received her cover memo and the draft ordinance amendments that she and the subcommittee had worked on.

Dr. Blickstein made a slide presentation to the Board. This draft amendment before the Board tonight has been prepared to implement specifically the Master Plan amendment adopted last year.

Dr. Blickstein showed an aerial photo of the existing M-1 & M-3 Districts. She stated that the plan before the Board tonight will create a gateway area along the River Road/Watchung Ave. area and will promote a pedestrian-friendly mixed use entry into the community.

Dr. Blickstein pointed out that a goal of the Borough Environmental Commission is to encourage public access to the Passaic River and the completion of a future Passaic River blueway or greenway along the river.

Dr. Blickstein noted that the zoning itself, based on the Borough's objectives does permit a broad range of uses in these districts. It also provides incentives for increased density and provision of various types of amenities for certain permitted uses that are currently not allowed. Also, an overlay district at the Gateway area creates a new option for mixed use and higher density multi-family residential developments. The overlay will include a variety of design standards which would permit things that are currently not permitted, such as outdoor storage.

Dr. Blickstein reviewed the principal permitted uses allowed in the M-1 District. She stated that the scale of development that is proposed in the draft is consistent with the Master Plan, allowing 2 ½ stories and a maximum of 35 feet in height. There are standards in the draft that would allow outdoor storage of materials with provisions for containment, enclosures, bufferings, etc. Standards would be established for off-street parking that would encourage coordinated site circulation and shared parking.

Dr. Blickstein gave an overview of the M-3 District. The new draft permits two-family homes. Also allowed would be a wider range of neighborhood scaled commercial uses. The scale of development would be consistent with that of the M-1 District; however, there is an option to build a little bit taller for multi-family residential development as a conditional use. Outdoor storage in the M-3 District would follow the same guidelines as those for the M-1 District.

Dr. Blickstein reminded the Board that the M-1 District and the M-3 District will continue with their current boundaries. However, there will be parts of these two districts that will have an optional set of standards for an "overlay district". Overlay districts are allowed under New Jersey Municipal Land Use Law. Dr. Blickstein pointed out the overlay district on her color-coded map of the M districts.

Dr. Blickstein reviewed the options for the overlay district shown on her map. The Gateway District has its own set of design standards. Those standards are more detailed than those of the M-1 and M-3 Districts. New uses and higher density will be allowed in the Gateway Overlay District.

Mrs. Favate asked at what point does the map revision need to be done with regard to the overlay district.

Dr. Blickstein answered that when this particular ordinance is adopted, the map is adopted along with it. For the map, an addendum will have to be made to the Borough Zoning map. It could be a small map, showing the overlay, and it could be appended to the Zoning map. The boundary lines must be clearly indicated.

Mayor Harris noted that the Borough is doing a GIS version of the tax map. A zoning map will follow. He would like all the maps done at the same time.

Dr. Blickstein and Mr. Montague discussed whether to insert COAH regulations in this ordinance. With regard to this matter, Mr. DeNave asked if language could be included in the ordinance indicating that State law will be adhered to. Dr. Blickstein said she would come up with the needed language specifying the minimum percentage (10%) for affordable units that will be required of the Borough.

Attorney Loughlin strongly recommended Dr. Blickstein's idea about a fractional contribution of 10% for COAH. Another municipality is following that same concept.

Referring to Section C-2 of the draft, Mrs. Favate asked what constituted "minor repairs and services". Dr. Blickstein felt those activities would really just be a judgment call.

Mrs. Favate referred Dr. Blickstein to #4 on page 2: "All exit and entrance drives shall be at least 5 feet from the side and rear property lines". She asked if there should be a minimum feet of separation in case there are two driveways on one property. Dr. Blickstein answered ordinarily she would say yes; however, these particular properties were so small, that a measurement of separation would not be feasible.

Mayor Harris referred Dr. Blickstein to the end of #7, page 2: "No vehicle shall be kept overnight on jacks, stands or lifts." Does this refer to outdoors?. Dr. Blickstein said she would clarify that situation.

Mr. Montague expressed concern about the installation of generators for accessory buildings. Dr. Blickstein and Attorney Loughlin felt these type installations should be dealt with in a separate section of the ordinance.

Under Accessory uses in the M-2 District, Mrs. Favate asked if it could be specified that awnings and canopies could not be internally lit. Dr. Blickstein answered that specification can be done; however, it should be inserted in the Design section or the Lighting section. After further discussion, Mrs. Favate and Dr. Blickstein agreed to put this awning/canopy specification under the Gateway Standards.

Following comments from the Board, Dr. Blickstein made some minor amendments to Section D (2c) on page 5.

Dr. Blickstein and Mayor Harris discussed Section 3 (a) (8): "In a sequence of structures along a street, the spacing between them (sidewall to sidewall) is an important element in defining the

observer's perception of rhythm." Dr. Blickstein felt this concept will promote a dialogue between future designers and the Borough.

At the Mayor's request, Dr. Blickstein explained the sentence on page 8 (d) (1): "Windows shall be vertically proportioned wherever possible."

Mayor Harris referred Dr. Blickstein to (e) (3) on page 8. He asked if pre-stressed concrete would be excluded from the list of permitted building materials. After some discussion, Dr. Blickstein agreed to exclude it.

Dr. Blickstein and the Board discussed the lighting of awnings mentioned in (e) (7) on page 8. Dr. Blickstein suggested including the words: "not internally illuminated" for the awning itself.

Mayor Harris asked whether parking would be allowed on the ground floor. Dr. Blickstein noted that this ordinance doesn't state that parking won't be prohibited on the ground level, interior to a structure. Mayor Harris concluded if interior parking was allowed, there should be a wall so a row of parked cars can't be seen. Mayor Harris and Dr. Blickstein found that (f) (3) on page 9, dealt with the required shielding of the view of parked cars.

On page 14, (K), on the last sentence, change the word "porous" to "pervious". A reference to the State regulations will be included.

Dr. Blickstein asked Board members to send any final comments for this draft to her by July 3rd. She will try to have the final draft with all revisions ready for the Board's consideration at their August 6th meeting. Hopefully the Borough Council will vote on it at one of their October meetings.

Mrs. Favate thanked Dr. Blickstein and the subcommittee for all their hard work on this ordinance.

Future Applications

Mr. DeNave reported that Attorney Michael Vespasiano is looking to construct a small addition to his building at 331 Main Street, plus a parking lot expansion. A major site plan will have to be presented. Robert Brightly, the Board Engineer, will probably be needed for the parking expansion proposal.

Mayor Harris suggested that the issue of awnings, especially the internally illuminated one in the business district be reviewed by the Board again. The Historic Preservation Commission and Mr. DeNave will also be consulted on a possible re-crafting of the awning ordinance. Mr. DeNave reported that the KinderCare facility on Parrot Mill Road will probably have their C.O. inspection tomorrow. KinderCare also did a fine job on restoring the Parrot Mill Inn structure. A plaque will eventually be affixed to the Inn structure.

Mr. Montague reported on the Zoning Board of Adjustment meeting held on May 28, 2014. He urged that the Planning Board to create much clearer regulations for generator installations. Attorney Loughlin offered to send copies of the Roseland ordinance on generator installations,

just established. Mayor Harris said no; the Borough Attorney and Mr. DeNave are currently looking into this situation.

Mayor Harris requested that awnings be added to the next Board meeting agenda.

There will be no Planning Board meeting on July 2, 2014.

The next Planning Board meeting will be held Wednesday, July 9, 2014, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler

Elizabeth Holler
Recording Secretary