

CHATHAM BOROUGH PLANNING BOARD
February 4, 2015 7:30 p.m.

In Chairman Favate’s absence, Vice Chair Matthew Wagner called this Chatham Borough Planning Board Meeting of February 4, 2015 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. He noted that Chair Favate had a train delay this evening. Mr. Wagner announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Bruce Harris	X	
Council Member Fife		X
Janice Piccolo	X	
Chrmn. Susan Favate		X
Matthew Wagner	X	
H.H. Montague	X – arrived at 7:45 p.m.	
James Mitchell		X
John Bitar		X
Joseph Mikulewicz	X	
William Heap	X	
Wolfgang Robinson		X
Vincent K. Loughlin, Esq.		X
Dr. Susan Blickstein		x

Public Comment

No members of the public were present.

Resolution #PB 15-11

The Board approved the meeting minutes of January 7, 2015 with Mayor Harris’s corrections.

Resolutions

Application PB #14-04

JJE3, LLP

331 Main Street

Site Plan

Block 85, Lot 6

Attorney Loughlin reviewed the amendment to the resolution as recommended by Board Engineer Bob Brightly. Mr. Brightly had requested that the revised plans show the removal of two of the light poles on each side of the property. On page 2, Item 3, Mayor Harris asked that the term “Board Planner” be changed to “Planning Consultant”.

A motion was made/seconded to approve this Resolution, as amended, for Preliminary and Final Site Plan for JJE3, LLP, 331 Main Street. A roll call vote was taken:

- Mayor Harris - yes
- Mrs. Piccolo - yes
- Mr. Mikulewicz - yes

Mr. Heap - yes
Vice Chrnm. Wagner - yes

Application PB #15-01

Mode: Green, Inc.

236 Main Street

Change of Use

Block 56, Lot 16

The Board made no revisions to this Resolution. A motion was made/seconded to approve this Resolution Approving Waiver of Site Plan in Connection with the Change of Permitted Use for 236 Main Street. A roll call vote was taken:

Mayor Harris - yes
Mrs. Piccolo - yes
Mr. Mikulewicz - yes
Mr. Heap - yes
Vice Chrnm. Wagner - yes

New and Returning Applications

There were none

Discussion

Mayor Harris urged Board members to read over the document before them tonight from Millburn Township. Millburn will be re-zoning the area north of the Short Hills Mall to allow for mixed-use.

Attorney Loughlin informed the Board that a lawsuit has been filed against the Borough for the recent M-District ordinance amendments. This lawsuit does not name the Planning Board **as a party**. Borough Attorney Lott will be addressing this law suit.

On other matters, Attorney Loughlin reported that a meeting was held on January 20th with Borough Administrator Bob Falzarano, himself, and representatives from the Zoning Board of Adjustment, and representatives from Attorney Lott's office. This meeting concerned updating land use applications and fine-tuning some materials. Meeting participants are trying to come up with a better administrative flow. It was a very productive meeting. Attorney Loughlin believed that Mr. Falzarano was close to having everything in final form.

Mayor Harris suggested that the Board look over the recommendations recently presented by Board of Adjustment Chair Peter Hoffman. Planning Board members should decide which of the recommendations they should discuss at a future date.

Mr. Mikulewicz confirmed with Attorney Loughlin that he had received a copy of the Planning Board's by-laws.

At 7:45 p.m. Mr. Montague arrived at the Board table.

Pending Business

Attorney Loughlin was not aware of any immediate applications on the horizon.

The Board discussed whether or not to cancel the February 18th meeting. Chair Favate will rule on this decision. Mayor Harris felt that the March 4th Board meeting would be a good time to discuss Peter Hoffman's presentation.

New Business

Mr. Montague reported on the Zoning Board of Adjustment meeting held on January 28, 2015.

At 7:50 p.m. the meeting adjourned.

Respectfully submitted:

Elizabeth Holler
Recording Secretary