

CHATHAM BOROUGH PLANNING BOARD  
 April 1, 2015 7:30 p.m.

Since Chairman Favate was running late, Vice Chairman Matthew Wagner called this Chatham Borough Planning Board meeting of April 1, 2015 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building.

Name	Present	Absent
Mayor Bruce Harris	X	
Council Member Fife	X	
Janice Piccolo	X – arrived 7:35 p.m.	
Chrmn. Susan Favate	X – arrived at 7:40 p.m.	
Matthew Wagner	X	
H.H. Montague	X	
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 one came forward.

Resolution #PB 15-13

The meeting minutes of the March 18, 2015 meeting minutes, second draft, were approved as submitted.

Old/New Business

Mr. Montague reported on the two applications heard by the Zoning Board of Adjustment meeting held on March 25, 2015.

Discussion

Continuation of Bylaws Discussion

Attorney Loughlin reported that he had done an amendment on the Affidavit of Compliance. Mayor Harris had suggested to him that this section be amended to clarify with whom the Affidavit is filed. The revision provides that it will be filed with the Administrative Secretary or Zoning Officer. Attorney Loughlin noted that he had included both choices in the Bylaws.

Mrs. Favate asked what the status of the Bylaws is at this point.

Attorney Loughlin felt the Bylaws were finished. He had not received any more suggestions or comments from the Board.

Mayor Harris pointed out that he had sent comments on March 18<sup>th</sup>. He will send another copy to Attorney Loughlin. Attorney Loughlin agreed to revise the Bylaws again to include the Mayor's comments. One of the revisions had to do with the terms of Sign Committee members.

Mr. Wagner concluded that Attorney Loughlin will include the Mayor's comments in a revised document. The Bylaws discussion will continue to the next Board meeting. Attorney Loughlin stated that the Borough Council will ultimately have to vote on an ordinance regarding these revisions.

#### Potential Zoning Changes

Dr. Blickstein noted that she had studied Peter Hoffman's recent presentation to the Planning Board and the Zoning Board of Adjustment's annual report. She also had studied the Borough's current FAR standards. Dr. Blickstein commented that she wasn't surprised that the volume of applications on smaller lots for FAR relief has increased. She believed that the FAR regulations, particularly in regard to smaller lots, are very challenging.

Dr. Blickstein said she had some ideas to offer that may help with these challenges, especially for small lots seeking improvements. She asked if she could meet with a few Board members to review these ideas before the next Board meeting. Council Member Fife, Mr. Wagner, Mr. Robinson, and Mr. Montague offered to meet with Dr. Blickstein. Dr. Blickstein suggested that this sub-committee meet at 6:30 p.m. Wednesday, April 15<sup>th</sup> an hour before the Regular Meeting of the Planning Board.

Dr. Blickstein felt the current FAR regulations are too restrictive, and should warrant the most attention from the Board. She believed that open porches and unenclosed porticos should not count towards FAR. Also, Dr. Blickstein recommended that detached garages should also be exempted from FAR calculations. She stressed that she is not suggesting that the side yard setbacks be liberalized.

Mr. Montague pointed out that "D" variances often force applicants to hire a professional planner to give important, convincing testimony. This can be very expensive for an applicant.

#### Pending Business

Mrs. Favate and Mr. Wagner did not believe there were any applications to go before the Board in the near future.

At 8:07 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, April 15, 2015, 7:30 p.m., Council Chambers, Chatham Municipal Building. Dr. Blickstein and her subcommittee will meet at 6:30 p.m., before the Regular meeting.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary