

CHATHAM BOROUGH PLANNING BOARD  
April 15, 2015 7:30 p.m.

Minutes

Chairman Susan Favate called this Chatham Borough Planning Board meeting of April 15, 2015 to order at 7:35 p.m. in the Council Chambers, Chatham Municipal Building.

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
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 15-14

The Planning Board minutes of April 1, 2015 were approved as amended.

New and Returning Applications

There were none.

Discussion

Continuation of Bylaws Discussion

Referring to tonight's Bylaws before the Board, Attorney Loughlin reported that he had incorporated the comments from the last Board meeting. He noted that the Bylaws have now been trimmed and are now consistent, similar to model bylaws followed by other Planning Boards and Boards of Adjustment.

Attorney Loughlin noted the "tightening-up" he has made to the Bylaw sections concerning Electronic Attendance and Participation for hearings and Conflicts of Interest. He has also included the Mayor's suggestions included in this latest draft.

Chairman Favate brought up the section regarding the Sign Committee, paragraph F, on page 6. She questioned the last line: "All such reviews (by the Sign Committee) must be conducted before any formal application to either Borough Zoning or Planning Board is declared

complete”. Attorney Loughlin strongly believed that this procedure should be followed. He has felt very uncomfortable when the Sign Committee review is tacked on as a condition after an application is approved. After further discussion, Attorney Loughlin suggested changing the words “before any formal application” to “before any hearing”. Chairman Favate agreed with this suggestion.

A motion was made/seconded to approve the revised Bylaws, with the amended language regarding Sign Committee review. A voice vote was taken. All Board members present voted aye.

#### Potential Zoning Changes

Dr. Blickstein reported that the subcommittee has given her good input. She will prepare to have a full discussion with the Board either for the May 6<sup>th</sup> or May 20<sup>th</sup> Board meeting. The Board decided to temporarily cancel the May 6<sup>th</sup> Board meeting. There may be a lack of Board members that night. At the May 20<sup>th</sup> meeting these zoning changes can be discussed as well as a pending application.

#### Bond Ordinance

Chairman Favate noted that this Bond Ordinance had recently been passed on first reading on April 13, 2015 by the Mayor and Borough Council. This ordinance is a Capital Project for improvements to the Water Utility.

Attorney Loughlin explained one of the elements of the Master Plan, the component utility service plan. The Master Plan requires further review and recommendations from the Planning Board on bond ordinances like this one. Attorney Loughlin said, assuming the Board had no recommendations or comments, the Board can authorize him to prepare a resolution to state that this Bond Ordinance is consistent with the goals and purposes of the Master Plan, and that the Planning Board recommends it to the Mayor and Borough Council.

Dr. Blickstein added that it is fair to say that maintaining the public water supply is consistent with the Master Plan.

A motion was made/seconded by the Board directing Attorney Loughlin to draw up a resolution confirming the Board’s decision that this Bond Ordinance (Ordinance No. 15-06) is consistent with the Borough’s Master Plan. A voice vote was taken. All Board members present voted aye.

At 7:55 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, May 20, 2015, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary

