

CHATHAM BOROUGH PLANNING BOARD  
June 17, 2015 7:30 p.m.

Chairman Susan Favate called this Chatham Borough Planning Board meeting of June 17, 2015 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.

Names	Present	Absent
Mayor Bruce Harris	X – arrived at 7:38 p.m.	
Council Member Fife	X	
Janice Piccolo	X	
Chrmn. Susan Favate	X	
Matthew Wagner		X
H.H. Montague	X	
John Bitar	X	
James Mitchell		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 15-16

The meeting minutes of May 20, 2015, second draft, were approved.

Resolution #PB 15-17

A motion was made/seconded to approve Resolution #PB 15-17: A Resolution Endorsing the Filing of a Declaratory Judgment and for Temporary Immunity to allowing the Borough to Seek Judicial Approval of Its Third Round Housing Element and Fair Share Plan and To Obtain a Judgment of Compliance and Repose. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mrs. Piccolo	-	yes
Mr. Montague	-	yes
Mr. Bitar	-	yes
Mr. Mikulewicz	-	yes
Mr. Heap	-	yes
Mr. Robinson	-	yes
Chrmn. Favate	-	yes

Application #PB 15-02  
Capital Project Review  
School District of the Chathams  
102 Washington Street  
Block 78, Lot 5

Mrs. Favate noted that this application will not be heard tonight. It will be scheduled at a later date.

Referrals and Reviews

Ordinance #15-07

Ordinance of the Mayor and Council of the Borough of Chatham, County of Morris, State of New Jersey, Amending Chapter 165 of the Land Development Regulations of the Borough Code to Clarify the Conditional Uses in the M-1 District (Deletes Adult Entertainment and Tattoo Parlors and Body Piercing Uses)

Dr. Blickstein explained that this ordinance is a “clean-up” dating back to a Master Plan amendment with revisions were made to the M-1 and M-3 Districts. An older ordinance had been adopted, but not codified.

A motion was made/seconded to adopting Ordinance #15-07 finding it consistent with the Borough’s Master Plan. A voice vote was taken. All Board members present voted “aye”.

Ordinance #15-08

An Ordinance of the Mayor and Council of the Borough of Chatham, County of Morris, State of New Jersey Amending Chapter 165 of the Borough Code to Create a New AFD-4 Affordable Housing District (Block 122, Lots 13, 14, 15, 16 and 17) – Bowers Lane

Ordinance #15-09

An ordinance of the Mayor and Council of the Borough of Chatham, County of Morris, State of New Jersey, Amending Chapter 165 of the Borough of the Land Development Regulations of the Borough Code related to the M-1, -2 and -3 Districts to Increase the Required Affordable Housing Set Aside

Dr. Blickstein noted that these two ordinances are very much related to each other. She pointed out that the Borough’s Master Plan has a goal to provide low and moderate income housing in accordance with the Fair Housing Act of Mount Laurel. Ordinance #15-08 and Ordinance #15-09 advance that goal and help to implement the 2008 Housing Plan in the case of Bowers Lane, and in the case of updating the M-Districts, Affordable Housing set-asides.

Dr. Blickstein noted that there had been a 10% inclusionary requirement for Chatham Borough. It’s going to be increased to 20% to be consistent with the Second Round Rules.

A motion was made/seconded for the Board to adopt Ordinances #15-08 and #15-09, deeming them consistent with the Master Plan, and recommending adoption of these ordinances to the Mayor and Borough Council. A voice vote was taken. All Board members present voted aye.

The Planning Board decided to cancel their July 1<sup>st</sup> 2015 meeting.

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

The next Planning Board meeting will be held on Wednesday, July 15, 2015, 7:30 p.m., Council Chambers, Chatham Municipal Building

Respectfully submitted:

Elizabeth Holler  
Recording Secretary