

CHATHAM BOROUGH PLANNING BOARD
September 16, 2015 7:30 p.m.

Chairman Susan Favate called this Chatham Borough Planning Board meeting of September 16, 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.

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
John Bitar		X
James Mitchell	X	
Joseph Mikulewicz		X
William Heap	X – arrived at 7:35 p.m.	
Wolfgang Robinson	X	
Vincent K. Loughlin, Esq.		X
Dr. Susan Blickstein		X

Keith Loughlin, Esq., substituted at this meeting for his father, Board Attorney Vincent K. Loughlin, Esq.

Public Comment

Patrick Carroll, 163 Hillside Ave., came forward. He he had recently read that the Department of Transportation has set aside funds and is looking into setting up transit villages. Mr. Carroll asked if the Borough had taken into consideration transit villages. Does the Board have any news they can share on this concept?

Mrs. Favate answered that she was not aware, at this time, of any transit village proposals. The Board will be updating the Borough’s Master Plan next year. A transit village is a means of potential funding for a municipality and can be considered with the update of the Master Plan.

Mr. Carroll thanked the Board for their time.

Moment of Silence

Mrs. Favate called for a moment of silence for Donna Cali-Charles, former Planning Board member, who passed away recently. Mrs. Cali-Charles served a term as Board Secretary. She has also expertly served the Borough in a number of other volunteer capacities over the years. She will be missed.

Resolution #PB 15-21

The Board approved the meeting minutes of the August 19, 2015 as submitted.

Discussion

FAR Changes (Master Plan Consistency)

Mrs. Favate noted that the proposed FAR revisions (Ordinance #2015-14) were on the Borough Council's Agenda at their September 14th meeting. She and Mr. Wagner had given a presentation to the Council on these revisions. Ordinance #2015-14 was passed on First Reading. The Board now has to determine whether these FAR revisions are consistent with the Borough's Master Plan.

Mrs. Favate noted that everyone should have a copy of a memo from Dr. Susan Blickstein giving her thoughts on a Consistency Review. In her memo, Dr. Blickstein gave a summary of the 2006 Master Plan Reexamination, as well as the 2000 Master Plan.

Dr. Blickstein, in her memo, had pointed out that the objectives of the Master Plan include promoting preservation and investment in the existing housing stock and promoting desirable neighborhood environments through good civic design. One of her recommendations to the Board, a review of the Borough's bulk requirements, has now been followed through.

Mrs. Favate noted that Dr. Blickstein had pointed out that the Master Plan acknowledges the impact of changing housing needs. In summary, Dr. Blickstein believed that the recent FAR amendments are substantially consistent with the 2000 Master Plan. It is now up to the Board to adopt a resolution to that effect.

A motion was made/seconded to deem that the proposed FAR amendments are consistent with the Master Plan. A voice vote was taken. All Board members present voted aye.

Mrs. Favate stated that this ordinance will return to the Borough Council for Second Reading at their September 28th meeting. Attorney Loughlin will do a resolution on tonight's action.

On other matters, Mrs. Favate had met with Borough Administrator Bob Falzarano and Dr. Blickstein about the Master Plan update. There is a desire to hire Dr. Blickstein to serve as the leader for this update. Mrs. Favate pointed out that Dr. Blickstein is very familiar with COAH and has in depth knowledge of the Borough's planning issues.

Mrs. Favate suggested that the Board pass a resolution to hire Dr. Blickstein to take charge of the Master Plan update. Work on the Master Plan can get started this year. The bulk of the project will be done next year. In the near future, Mrs. Favate will be appointing a subcommittee to be involved with the Master Plan update. Attorney Loughlin will be asked to draw up a resolution for the Board to vote on at their next meeting.

Mayor Harris pointed out that there have been "redevelopment opportunities" recently for the Borough. He felt Dr. Blickstein hasn't firmly decided whether she can and cannot do both the redevelopment study and the Master Plan.

Mr. Wagner stated that Dr. Blickstein does excellent work; however, a second set of eyes on this project may be a good idea. A sub-consultant(s) could be hired to help Dr. Blickstein.

Mr. Heap and the Board discussed the "visioning" aspect needed for the

Master Plan. Mrs. Favate felt that the Board should receive feedback from other Boards and Commissions; however, especially from people who can't attend night meetings. Other options for their particular feedback can be looked at. Mrs. Favate will touch base again with Dr. Blickstein and the Borough Administrator about tonight's decisions.

At 8:00 p.m. the meeting adjourned.

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

Respectfully submitted:

Elizabeth Holler
Recording Secretary