

CHATHAM BOROUGH PLANNING BOARD
 May 15, 2019 7:30 p.m.

Chairman Susan Favate called the Chatham Borough Planning Board meeting of May 15, 2019 to order in the Council Chambers, Chatham Borough Hall. Chrnm. Favate announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Bruce Harris	X	
Steve Williams	X	
Council Member Thaddeus Kobylarz	X	
Chrmn. Susan Favate	X	
Vice Chrmn. Matthew Wagner	X	
H.H. Montague	X	
William Heap	X	
Torri Van Wie		X
Curt Dawson	X	
Vincent K. Loughlin, Esq.	X	

Also present:
 Kendra Lelie, PP, AICP, ASLA, Professional Planner for the Board

Public Comment

No members of the public were present.

Resolution #PB 2019-17

Vice Chrmn. Wagner made a motion to approve the minutes of the April 17, 2019 Planning Board meeting. Council Member Kobylarz seconded the motion. A voice vote was taken. The minutes of April 17, 2019 were approved. Chrmn. Favate abstained from voting because she was absent from that meeting.

The minutes of the May 1, 2019 Planning Board meeting will be reviewed and voted on at the next meeting.

Application Resolutions

There were none.

Discussion Item

River Road Redevelopment Plan: Master Plan Consistency Review

The following were sworn in by Attorney Loughlin:
 Leigh Anne Hindenlang, a principal with Topology
 Michael Martone, a redevelopment planner with Topology

Ms. Hindenlang stated that she and Mr. Martone would like to review with the Board some updates and corrections that had been made to the Plan. The date when the Planning Board accepted the Preliminary Investigation has been corrected. The method in which building height has been adjusted to better suit the changing grades of the site. The maximum building height has been updated to 4 stories and 48 feet from 3 stories and 36 feet.

Ms. Hindenlang noted that the Redevelopment Steering Committee and some Council Members had wanted to make sure that the corner of River Road and Watchung Avenue did not go over three stories.

Ms. Hindenlang noted that public open space shall be visible and accessible from the public right of way. Careful consideration will be done for any future crosswalks. The matter of installing underground utilities in the Redevelopment area will be flexible. Conversations with JCP & L on this situation are moving slowly.

Ms. Hindenlang reported that a Council Member had requested that the specific amount that the Borough can be reimbursed be removed from the Plan. That has now been done.

Chrmn. Favate stated that Ms. Lelie is present tonight to help the Board determine whether this redevelopment plan is consistent with the Borough's Master Plan. Chrmn. Favate asked Ms. Lelie to review the memo she had submitted to the Board, giving her views regarding consistency with the Master Plan.

Ms. Lelie felt that this particular area will be well-defined and will serve as a mixed-use entry into Chatham's Gateway Area. This area should provide housing opportunities. Much needed traffic improvements are being proposed.

Summing up, Ms. Lelie stated that the River Road Redevelopment Plan is consistent with the goals and objectives of the Chatham Borough Master Plan.

The Board had no questions or comments for Ms. Lelie.

Chrmn. Favate noted that if the Board deems that the Redevelopment Plan is consistent with the Master Plan, the Redevelopment Plan goes before the Mayor and Borough Council for a Second Reading.

Ms. Hindenlang reported that there is one property owner in the River Road Development area who wants to do the redevelopment. Topology will work with the property owner directly to develop a concept under this plan. The homeowner can then vet their proposal at a public outreach session. The public will then give their feedback.

Mayor Harris pointed out, if the Planning Board approves of a consistency with the Master Plan tonight, the Borough Council still has to formally designate a redeveloper. That designation is targeted to be made at the June 24th Borough Council meeting. Ms. Hindenlang stated that Topology will have a separate public outreach process. The developer will be largely responsible for the presentation at the public outreach sessions. Topology will be present to

answer questions and help the public. Ms. Hindenlang explained that whatever the developer proposes is consistent with the vision of the Master Plan and the Redevelopment Plan.

Mr. Heap asked Ms. Hindenlang if she could give the name of the property owner who is interested in developing his own property.

Ms. Hindelang answered it is BNE.

At Attorney Loughlin's recommendation, Kendra Lelie's report, dated May 13, 2019, giving her thoughts on the River Road Redevelopment Plan and Master Plan Consistency, be marked as Exhibit B-1.

Mayor Harris made a motion that the Planning Board has determined that the River Road Development Plan is not inconsistent with the Master Plan and will authorize an entry of the resolution as written by Attorney Loughlin memorializing this determination. Vice Chrmn. Wagner seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Mr. Williams	-	yes
Council Member Kobylarz	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Mr. Dawson	-	yes
Chrmn. Favate	-	yes

There was no further business tonight.

At 7:45 p.m. the meeting adjourned.

The Planning Board meeting scheduled for Wednesday, June 5, 2019 has been cancelled.

The next Planning Board meeting will be on Wednesday, June 19, 2019, 7:30 p.m., in the Council Chambers, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler
Recording Secretary