

CHATHAM BOROUGH PLANNING BOARD
December 7, 2022 7:30 p.m.

Chairman Susan Favate called this Regular Meeting of the Chatham Borough Planning Board to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. This was an in-person meeting. Mrs. Favate stated that notices for this Planning Board meeting were given as legally required.

Names	Present	Absent
Mayor Thaddeus Kobylarz		X
Council Member Frank Truilo	X	
Steve Williams	X	
Vice Chrmn. Matt Wagner		X
Chrmn. Susan Favate	X	
Bill Heap		X
Curt Dawson	X	
Gregory Xikes	X	
Thomas Belding	X	
Susan Robertson	X	
Vincent K. Loughlin, Esq.	X	

Public Comment

There was none.

Resolution #PB 2022-01

The minutes of the November 2, 2022 Planning Board meeting will be reviewed and voted on at the next meeting.

Application # PB 22-002

Charley's Aunt

8-10 South Passaic Avenue

Block: 120, Lot: 6

Preliminary & Final Site Plan with Variances

Attorney Loughlin reviewed some revisions he had recently made to the resolution memorializing the Board's approval of this application at their November 2nd meeting. Board members did not suggest any further revisions.

Council Member Truilo made a motion to approve Resolution memorializing the Planning Board's approval of Application # PB 22-002: Charley's Aunt, 8 – 10 South Passaic Avenue for Preliminary & Final Site Plan with Variances. Mr. Williams seconded the motion. A roll call vote was taken of those Board members eligible to vote on this resolution:

Mr. Williams	-	yes
Council Member Truilo	-	yes
Chrmn. Favate	-	yes
Mr. Xikes	-	yes

Mr. Belding - yes
Mrs. Robertson - yes

The resolution was approved.

Looking to the future, Chrmn. Favate noted that the Planning Board will be holding its Annual Reorganization Meeting on January 4, 2023. At one of the February Board meetings, a presentation will be given on the proposed Affordable Housing units for Post Office Plaza for the Board's review.

Mr. Dawson, the Planning Board's Liaison to the Zoning Bd. of Adjustment, reported on two issues that the Zoning Board of Adjustment has recently had to struggle with when reviewing application. He pointed out that the Borough Code's definition of "half-story" should be looked at. Some applications are proposing top stories that some Zoning Board members questioned the proposed calculations and felt maybe a third story was really being constructed.

Mr. Dawson suggested perhaps a simplified formula could be put on the Borough website for residents and/or architects to follow in planning half-stories.

Mr. Dawson brought up another issue. If a resident has an undersized lot with a detached garage in the rear, he/she will run into lot coverage issues when they plan for renovations, expansions on their property. Perhaps some alternative coverages could be applied to undersized lots.

Attorney Loughlin recommended these issues should be included in the Planning Board's Annual Report for 2022.

Mr. Xikes asked Mr. Dawson if sheds have become an issue.

Mr. Dawson answered no.

Mr. Xikes pointed out that some residents probably didn't obtain the required Borough permits when they constructed their sheds.

Council Member Truilo and Chrmn. Favate suggested that the Planning Board form a subcommittee in the near future to look at these issues. The Board will revisit these concerns again in the New Year.

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

The next Chatham Borough Planning Board meeting will be held on Wednesday, January 4, 2023, 7:30 p.m. in the Council Chambers, Chatham Municipal Building. It will be the Board's Reorganization Meeting for the New Year.

Respectfully submitted:

Elizabeth Holler
Recording Secretary