

CHATHAM BOROUGH PLANNING BOARD
August 2, 2017 7:30 p.m.

Chairwoman Susan Favate called this Regular Meeting of the Chatham Borough Planning Board to order at 7:30 p.m. in the Council Chambers, Chatham Borough Hall. Chrnm. Favate announced that all legal notices have been posted for this meeting.

Names	Present	Absent
Mayor Bruce Harris	X	
Council Member Victoria Fife	X	
Stephen Williams	X	
Chrmn. Susan Favate	X	
Vice Chrmn. Matthew Wagner	X	
John Bitar		X
Joseph Mikulewicz		X
H.H. Montague	X	
William Heap	X	
Vincent K. Loughlin, Esq.	X	
Dr. Susan Blickstein		X

Public Comment

No one came forward.

Resolution #PB 2017-20

The meeting minutes of July 19, 2017 were approved as amended.

Resolutions

Application PB #17-12

Rosebud Investments, LLC

245 Main Street

Change of Permitted Use/Waiver of Site Plan

Block 120, Lot 6

Vice Chrmn. Wagner made a motion to approve the Resolution confirming the Board's approval of Application PB #17-12. Mr. Williams seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mr. Williams	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Vice Chrmn. Wagner	-	yes

Application PB #17-05
Charles Louis Custom Homes, Inc.
25 Red Road
Minor Subdivision
Block 116, Lot 11

Vice Chrmn. Wagner made a motion to approve the Resolution confirming the Board's approval of Application PB #17-05. Mr. Williams seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mr. Williams	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Vice Chrmn. Wagner	-	yes

New and Returning Applications
Application PB #17-06
Laser and Skin Therapeutics, P.C.
415 Main Street
Preliminary/Final Site Plan Approval
Block 84, Lot 5

Chrmn. Favate announced that Application PB #17-06 has postponed their hearing to the October 18, 2017 Planning Board meeting.

Discussion Items

Review and Comments for Borough Council Ordinance #17-08

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING ARTICLE XIII OF CHAPTER 165 RELATED TO SIGNS

Because of a recent Supreme Court decision, amendments must be made to the Borough sign ordinance, particularly the commercial signs in the public right-of-way.

Vice Chrmn. Wagner made a motion that the Planning Board recommend that Ordinance #17-08 be adopted by the Borough Council, having found this ordinance to be consistent with the Borough's Master Plan. Council Member Fife seconded the motion. A roll call vote was taken:

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

Review and Comments on Borough Council Ordinance #17-09

AN ORDINANCE OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING NEW CHAPTER 189 AND AMENDING CHAPTER 165 OF THE CODE OF THE BOROUGH OF CHATHAM AND PROVIDING REGULATION APPLICABLE TO OIL AND HAZARDOUS SUBSTANCE PIPELINES

Mayor Harris explained that this ordinance is to regulate the construction of pipelines in the Borough to the extent that they are not otherwise regulated by the State or on the Federal level.

Chrmn. Favate made some minor typo corrections. She suggested that the Chatham Fire Department be included in the emergency planning aspect. Mr. Williams agreed with this recommendation. Mayor Harris noted that the Emergency Management Coordinator would be reaching out to all of the local First Responders.

Mr. Heap asked what “other hazardous substances” mean in the ordinance. Would this include natural gas? Mayor Harris answered that the ordinance does not cover natural gas. Mr. Heap confirmed with Mayor Harris that this will be a pipeline dedicated to only oil and fuel. Mr. Heap did not feel that the Borough trying to shut down infrastructure would be a good idea. He felt that pipelines are a better means of carrying oil than using barges and railroad transportation. Mr. Heap pointed out that there are currently pipelines running all over Chatham. Regarding any possible explosions from pipelines, people have to be willing to live with some element of risk. He felt he would have to disagree with this ordinance.

Mayor Harris pointed out that these pipelines were not well regulated. The intent of this ordinance is not to outright prohibit the pipelines, but to regulate them. He pointed out the major concern is that the Pilgrim Pipeline is crossing the Borough’s aquifer. A leak could destroy the Borough’s water supply forever.

Council Member Fife explained that the Pilgrim Pipeline really has nothing to do with Chatham Borough except for traveling through Borough property. Since Pilgrim Pipeline would not benefit anyone living in the Borough, she would prefer to see the pipeline located elsewhere.

The Board discussed the matter of notification and enforcement in case of a pipeline emergency in town.

Mayor Harris made a motion that the Planning Board has found Ordinance #17-09 consistent with the Borough Master Plan and recommend adoption by the Borough Council with their consideration of the minor revisions made by the Planning Board and the expeditious resolution language. Mr. Montague seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mr. Williams	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes

Chrmn. Favate - yes

Miscellaneous

Mayor Harris reported that the Borough interns have recently calculated all of the lot sizes in Chatham Borough. He passed around a page of one of the calculations done for the Board to see. The interns had gone through the Borough tax records and recorded the lot size for every block and lot size. The interns then calculated the average lot size for every street in the Borough. This data will be helpful to the Board when a subdivision is being proposed.

Mayor Harris reported that the interns have also mapped all of the holders of parking permits in the Borough, with regard to the distance of the permit-holders' residence from the Chatham train station.

Mr. Montague reported that the Zoning Board of Adjustment currently has a long list of applicants to be heard. The Board will probably hold an extra meeting in September to deal with this volume of applications.

Regarding future Planning Board applications, Chrmn. Favate will ask the School District to appear at one of the September Board meetings, not August.

The Planning Board meeting scheduled for August 16, 2017 was cancelled. A number of Board members plan to be out of town on that date.

The next Planning Board meeting will be held on Wednesday, September 6, 2017, 7:30 p.m., in the Council Chambers, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler
Recording Secretary