

CHATHAM BOROUGH PLANNING BOARD
October 18, 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 J. Loughlin, Esq.	X	
Dr. Susan Blickstein	X	

Public Comment

Rozella Clyde, 33 Carmine St., asked where could she obtain the details for Resolutions 2017-23 and 2017-24.

Chrmn. Favate and Attorney Loughlin noted that the hearings for these resolutions have been concluded. The resolutions are a summary of the testimony heard by the Board on these applications. Attorney Loughlin stated that a copy of the application could be obtained at the Zoning Board Secretary's Office. Also, there are recordings are made of these hearings.

Mrs. Clyde asked whether it was an appropriate time to make a comment on Resolution 17-288.

Chrmn. Favate answered that Mrs. Clyde could make her comments when the Board reached that resolution.

Resolution #PB 2017-22

Vice Chrmn. Wagner made a motion to approve the Planning Board minutes from the September 6, 2017 meeting as submitted. Mr. Williams seconded the motion. The minutes were approved as submitted.

Discussion Items
Resolutions

Resolution #PB-2017-23: A resolution authorizing the Planning Board of the Borough of Chatham to undertake a preliminary investigation to determine if certain real property within the Borough of Chatham are areas in need of redevelopment.

Mayor Harris recused himself from this discussion and left the room.

Attorney Loughlin noted that the Planning Board received a redevelopment study and investigation to be undertaken for the Mayor and Borough Council. The Board commissioned a report. A public hearing was held on the report. The Board then made a recommendation to the Mayor and Borough Council. Subsequently, the Mayor and Borough Council enacted a resolution adopting the recommendations, except for one lot. Since then, the Mayor and Borough Council have referred back to the Board. However, last month it was determined by the Special Redevelopment Court that Council Member Fife had a conflict of interest, and that as a result of her conflict, so did Mayor Harris, so the approval process needs to be restarted.

Attorney Loughlin stated that the Mayor and Borough Council have rescinded their redevelopment resolution. As a result of this action, the Mayor and Borough Council have referred this matter back to the Planning Board to re-start things.

Attorney Loughlin explained the two resolutions he had before the Board tonight. One resolution acknowledges that this matter has been returned to the Planning Board and the rescinding of this matter. The second resolution is from the Mayor and Borough Council, asking the Planning Board to recommence an investigation and study for the properties in question, listed on tonight's agenda. An expert would be retained to prepare a new study.

Chrmn. Favate noted that Resolution #PB-2017-23 would rescind the Board's prior resolution that approved the Redevelopment Study Area.

Vice Chrmn. Wagner made a motion to approve Resolution #PB-2017-23. Mr. Montague seconded the motion.

Rozella Clyde, 33 Carmine St., asked what was the exact title of the statute that governs this matter.

Attorney Loughlin answered the Redevelopment Statute. He explained to Mrs. Clyde where it could be found. He informed Mrs. Clyde that, at this point, the Board is not permitted to discuss anything about the area in question and its possible uses. This is not a public hearing. A dialogue with the Board on this matter cannot be held tonight.

Mrs. Clyde asked when will a public hearing be held on this matter.

Attorney Loughlin answered that after the study is done, a date for the hearing will be published twice in the newspaper, and announced on the Borough website. Parties involved in the designated area will have to be notified.

Mrs. Clyde asked that once the procedural process is completed, will the information be presented on the Borough website?

Attorney Loughlin answered yes.

Mrs. Clyde said she would like some type of time-frame for this process.

Attorney Loughlin explained that a schedule of hearings will be established once the consultant's report is done and submitted to the Board. Chrmn. Favate recommended that Mrs. Clyde keep an eye on the Borough website for future activities on this matter.

There were no further questions from the public.

A roll call vote was taken on the motion approving Resolution #PB-2017-23:

Mr. Williams	-	abstained
Chrmn. Favate	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes

Resolution #PB-2017-23 was approved.

Resolution #PB-2017-24

Resolution Authorizing Preliminary Investigation to Determine Whether Certain Real Property Within the Borough of Chatham are Areas in Need of Redevelopment and Authorizing Professional Planning Services for Such Investigation and Report.

Vice Chrmn. Wagner made a motion to adopt Resolution #PB-2017-24. Mr. Montague seconded the motion.

Mr. Montague asked if the Board could expect to keep the same planner as was hired in the original investigation.

Attorney Loughlin believed that the same planner will be hired for this preliminary investigation. Chrmn. Wagner noted that this planner's name is mentioned in the resolution.

The public had no questions or comments on this resolution.

A roll call vote was taken on the motion/seconded approving Resolution #PB-2017-24:

Chrmn. Favate	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes

Mr. Bitar	-	yes
Mr. Williams	-	yes

Resolution #PB-2017-24 was approved.

Mayor Harris returned to the Council Chambers and Board table.

Application PB #17-15
Rosebud Investments, LLC
6 South Passaic Avenue
Change of Permitted Use/Waiver of Site Plan
Block 120, Lot 6

Vice Chrmn. Wagner made a motion to approve the resolution memorializing the Board's approval of Application PB #17-15: Rosebud Investments, LLC, 6 South Passaic Avenue for a Change of Permitted Use/Waiver of Site Plan. Mr. Williams seconded the motion. A roll call vote was taken:

Chrmn. Favate	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Mr. Williams	-	yes

Application PB #17-13
School District of the Chathams
16 Milton Avenue
Capital Project Review
Block 34, Lot 45

Vice Chrmn. Wagner made a motion to approve the resolution memorializing the Board's approval of Application PB #17-13: School District of the Chathams - Capital Project Review at 16 Milton Avenue. Mr. Williams seconded the motion. A roll call vote was taken:

Mr. Williams	-	yes
Chrmn. Favate	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes

Application PB #17-14
School District of the Chathams
480 Main Street
Capital Project Review
Block 33, Lot 3.01

Vice Chrmn. Wagner made a motion to approve the resolution memorializing the Board's approval of Application PB #17-14: School District of the Chathams – Capital Project Review at 480 Main Street. Mr. Williams seconded the motion.

A roll call vote was taken:

Mr. Williams	-	yes
Chrmn. Favate	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes

Application PB #17-08

52 River Road, LLC

52 River Road

Bulk Variance/Preliminary and Final Site Plan Approval

Block 135, Lot 1

Vice Chrmn. Wagner made a motion to approve the resolution memorializing the Board's approval of Application PB #17-08: 52 River Road, LLC for a Bulk Variance/Preliminary and Final Site Plan Approval. Mr. Williams seconded the motion. A roll call vote was taken:

Mr. Williams	-	yes
Chrmn. Favate	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes

New and Returning Applications

Chrmn. Favate announced that Application PB #17-06: Laser and Skin Therapeutics, P.C. – 415 Main Street, will be heard at the November 15, 2017 Planning Board meeting.

New Business

Chrmn. Favate noted that Dr. Blickstein will be leaving as the Board's professional planner. Board members thanked Dr. Blickstein for all her dedicated work for Chatham Borough. They wished her the very best. Chrmn. Favate noted that the Board will have to find a new planner next year. Mr. Williams, Mr. DeNave and a Board subcommittee will be active in this search. Dr. Blickstein graciously offered to help in the search for the new planner and the transition process.

Ms. Fran Boardman introduced herself as a temporary substitute for Cathy Baldwin, the Administrative Secretary for the Chatham Borough Planning Board and Chatham Borough Zoning Bd. of Adjustment. Ms. Boardman is employed as an Administrative Official in Madison Borough.

The Board decided to cancel their meeting scheduled for November 1, 2017.

The next Planning Board meeting will be held on Wednesday, November 15, 2017, 7:30 p.m., Council Chambers, Upper Level, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler
Recording Secretary