

CHATHAM BOROUGH PLANNING BOARD  
January 5, 2022 7:30 p.m.

Since there was no Chairman in place at this time, Mayor Kobylarz called the Chatham Borough Planning Board Reorganization Meeting of January 5, 2022 to order at 7:30 p.m. All Board members and Attorney Loughlin were present by way of Zoom. It was a virtual meeting.

Mayor Kobylarz read aloud the Statement of Adequate Notice.

Attorney Loughlin swore in the following residents to serve a new term on the Planning Board:

- William Heap
- Matthew Wagner
- Frank Truilo
- Curt Dawson
- Steve Williams
- Greg Xikes
- Thomas Belding
- Council Member Frank Truilo

Mayor Kobylarz asked that the roll call be taken.

Name	Present	Absent
Mayor Thaddeus Kobylarz	X	
Frank Truilo, Council Member	X	
Steve Williams	X	
Susan W. Favate	X	
Matthew Wagner	X	
Gregory Xikes	X	
William Heap	X	
Torri Van Wie	X	
Curt Dawson	X	
Thomas Belding	X	
Vincent K. Loughlin, Esq.	X	

Mayor Kobylarz asked Attorney Loughlin if the Public Comment section and the Meeting Minutes resolution on the agenda could be temporarily skipped over. He would like to move on to the nomination of Board Officers. Attorney Loughlin said that would be fine.

Annual Reorganization  
Resolution PB #2022-02

Mr. Williams made a motion to re-appoint the Slate of Board Officers from 2021 to serve again for 2022. Council Member Truilo seconded the motion. A voice vote was taken. All Board members voted Aye. The motion passed. The following were re-elected:

Susan W. Favate as Board Chairman  
Matthew Wagner as Board Vice Chairman  
Steve Williams as Board Secretary

Mayor Kobylarz turned the gavel over to the re-elected Chairman of the Planning Board, Susan Favate.

Resolution PB #2022-03

Mr. Williams made a motion to approve the Meeting Dates for the Borough of Chatham Planning Board as circulated and shone in the 2022 Chatham Borough Calendar. Mr. Heap seconded the motion. A voice vote was taken. Resolution PB #2022-03 was unanimously approved.

Resolution PB #2022-04

Vice Chrmn. Wagner made a motion to approve the Official Newspapers for the Publication of Advertisements and all Notices Required by Law to be published by the Borough of Chatham Planning Board for the Year 2022. Mayor Kobylarz seconded the motion. A voice vote was taken. Resolution PB #2022-04 was unanimously approved.

Resolution PB #2022-05

Vice Chrmn. Wagner made a motion to approve the resolution appointing Vincent K. Loughlin, Esq., as Board Attorney and approving his contract for legal services in 2022. Mr. Dawson seconded the motion. A voice vote was taken. Resolution PB #2022-05 was unanimously approved.

Attorney Loughlin thanked the Board for their support. He looked forward to another good and productive year with them.

Resolution PB #2022-06

Council Member Truilo made a motion to approve the resolution appointing Kendra Lelie, P.P., AICP, ASLA, of the firm T & M Associates, as the Planning Professional to the Borough of Chatham Planning Board effective from January 1, 2022 through December 31, 2022. Mr. Williams seconded the motion. A voice vote was taken. Resolution PB #2022-06 was unanimously approved.

Resolution PB #2022-07

Vice Chrmn. Wagner made a motion to appoint Robert C. Brightly, P.E., the Consulting Engineer for the Chatham Borough Planning Board and approving his Contract for Engineering Services for 2022. Mayor Kobylarz seconded the motion. A voice vote was taken. Resolution PB #2022-07 was unanimously approved.

Resolution PB #2022-08

Mr. Williams asked Attorney Loughlin if two consulting engineers had to be appointed by the Board. Attorney Loughlin answered no. Mr. Williams concluded that the Board could just go ahead with Mr. Brightly as its engineer. Mayor Kobylarz suggested Resolution PB #2022-08 could then be eliminated from tonight's agenda.

Resolution PB #2022-09

Council Member Truilo made a motion to approve the resolution re-adopting Rules and Regulations for the Operation of the Planning Board. Mayor Kobylarz seconded the motion. A voice vote was taken. Resolution PB #2022-09 was unanimously approved.

Resolution PB #2022-10

Mr. Williams reviewed the names to be appointed to the Chatham Sign Committee. He noted Curt Dawson will now be representing the Planning Bd. on the Sign Committee. James Greener from the HPC will be serving on the Committee, as well as Carolyn Cherry, Glen Turi, and Fran Boardman.

Vice Chrmn. Wagner made a motion to approve Resolution PB #2022-10. Mayor Kobylarz seconded the motion. A voice vote was taken. Resolution PB #2022-10 was unanimously approved.

Chrmn. Favate then moved onto the other items listed on tonight's Regular Meeting agenda.

Resolution #PB 2022-01

Mr. Williams made a motion to approve to approve the minutes of the December 1, 2021 Planning Board meeting with a correction made by Council Member Truilo. Mayor Kobylarz seconded the motion. The minutes of the December 1, 2021 meeting were approved as amended. Mr. Belding abstained from voting on the minutes because he was not on the Board at that time.

New and Returning Applications

Application PB #20-002

Flo-Joe LLC

5 South Passaic Avenue

Block: 121 Lot: 16

Preliminary & Final Site Plan with Variances

Attorney Loughlin reported that he had received notification from Flo-Joe LLC's attorney, Gary Haydu, that Flo-Joe is waiting for a formal decision from the Historic Preservation Commission (HPC) regarding these plans. Attorney Loughlin noted that the HPC had held a meeting on December 14<sup>th</sup> to review these plans. He noted that from reviewing the recording of this HPC meeting, that the HPC Chairman will be sending a report to the Planning Board giving the HPC's opinions of the proposed plan. In his email to Attorney Loughlin, Attorney Haydu indicated that the HPC report has not been received yet by his client. When the report comes in, Flo-Joe, will then decide on how to proceed.

Attorney Loughlin stated that he will check back with Attorney Haydu at the end of this month to see if his client, Flo-Joe, wants to proceed with their application. If nothing develops from

Attorney Haydu's client, Attorney Loughlin will respectfully suggest to Attorney Haydu that the application be withdrawn without prejudice, unless a reasonable explanation is submitted.

Attorney Loughlin advised Chrmn. Favate that this application be carried to the Board's February meeting. He pointed out that if Flo-Joe makes any changes on their plans, the application would then have to make public notice of this.

Mr. Williams stated he was not aware of any other application on the horizon for the Planning Board.

Chrmn. Favate then officially announced that Application PB #20-002: Flo-Joe, LLC: 5 South Passaic Avenue will be carried to the February 2, 2022 Planning Board Meeting.

Regarding the Flo-Joe application, Council Member Truilo gave a summary of the HPC meeting that was held on December 14<sup>th</sup> meeting. He reported that the HPC decided not to endorse this application on the grounds that 5 South Passaic Ave. has long been documented as a contributing building within the Historic District. An official report from the HPC is forthcoming on this decision.

#### Public Comment

There was none.

#### New and Pending Business

Mrs. Van Wie, who is the Board's Liaison to the Environmental Commission, reported that the Commission has been working in collaboration with other towns, to create a Climate Action Template. This template lays out all different types of measures that the towns will have to follow in order to meet New Jersey's Greenhouse Gas Reduction Target of 80% by 2050. She felt there may be implications on both the Planning Board and Environmental Commission regarding this goal. Mrs. Van Wie suggested the Board look at the Borough's Master Plan again to see if it is compatible with some of these initiatives.

Mrs. Van Wie also reported that the Environmental Commission will soon be presenting a Climate Action Resolution to the Borough Council.

Mrs. Van Wie asked that the Planning Board keep in mind these important environmental concerns when they review plans. She asked that the Environmental Commission have the opportunity to review some of the larger plans that are submitted to the Planning Board.

Mr. Heap and Mrs. Van Wie discussed the Greenhouse Base Reduction Target. Mr. Heap felt that 80% by 2050 was unrealistic. Mrs. Van Wie felt that if the bar wasn't set that high, not much progress will be made at all. She noted that the Environmental Commission is trying to persuade as many residents as possible to buy electric-powered (EV) vehicles. Also, the Environmental Commission will encourage solar paneling installed wherever it can be aesthetically managed. Mrs. Van Wie believed there were locations in town where solar paneling could be installed in inconspicuous places. Such installations could contribute towards the Climate Action grid. Mrs. Van Wie said that the Commission is respectfully asking that the

Board consider where these solar panels would actually be useful and may provide lower income families to receive a more cost-effective utility bill. Related to this, Mrs. Van Wie discussed Sustainable Jersey's Gold Star for Energy Program. The Environmental Commission is hoping to earn that Star.

Chrmn. Favate brought up the possibility of solar panels being required in new construction in commercial areas. Such a requirement probably would not be attainable for residential homes.

Mr. Heap said that he had given some thought to changing his home from gas-based to electric; however, he listed all the gas-powered units presently in his home. He felt he didn't have enough "juice" in his home to make that conversion to electricity. Also, the house would have to be ripped into to make that conversion. Installing a charging station for an EV for future residents of the home would be very expensive.

Mrs. Van Wie indicated she understood Mr. Heap's point. She felt the newer homes could be the ones to install those additional electrical services. The Commission is not forcing anyone to do this electrical change, but they ask that this option be seriously considered by homeowners when older appliances wear out and need to be replaced.

Mr. Heap felt it would be difficult to wean Chatham Borough off of its use of natural gas. He discussed the current difficulties with gas supply. People will be extremely upset when their heating bills double in the future.

Mrs. Van Wie agreed with Mr. Heap's points. She said the Commission is just inviting people to the table to consider these energy saving options.

Mr. Xikes and Mrs. Van Wie discussed how Germany can heat their homes by computer.

Summing up, Mrs. Van Wie asked that the Planning Board to please keep an open mind about these energy saving measures and the Climate Action Plan. These actions could help our town become more efficient.

Chrmn. Favate stated that she was looking forward to seeing how other towns, especially Madison, work with Climate Action. She thanked Mrs. Van Wie for bringing this topic up to the Planning Board.

The Board decided not to go into Closed Session this evening.

Seeing no immediate applications on their horizon, the Board decided to cancel their meeting scheduled for Wednesday, January 19, 2022.

At 8:28 p.m. the meeting adjourned.

The next Chatham Borough Planning Board Meeting will be held on Wednesday, February 2, 2022, 7:30 p.m. It will be a virtual meeting.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary