

**CHATHAM BOROUGH PLANNING BOARD
ANNUAL REPORT
2018**

Organization and Administration

2018 Planning Board Membership:

Class I	Mayor Bruce A. Harris
Class II	Municipal Official/Secretary, Stephen Williams
Class III	Governing Body Representative, Councilman Peter Hoffman
Class IV	Chairperson, Susan Favate Vice Chairperson, Matthew Wagner Environmental Commission Member, Torri Van Wie Board of Adjustment Member, H.H. Montague Regular Member, Curt Dawson Regular Member, William Heap First Alternate, Matthew Engle Second Alternate, Kyle Muir

Board Attorney, Vincent J. Loughlin, Esq.

Recording Secretary, Elizabeth Holler

Administrative Secretary, Cathy Baldwin

Professional Planner, Susan Blickstein, PP/Kendra Lelie, PP

Consulting Board Engineer, Robert Brightly, PE, Ferriero Engineering

Board Engineer, Vincent DeNave, PE, Chatham Borough Zoning Official

General Activities During 2018

MEETINGS:

The annual reorganization meeting was held on January 3, 2018. All other meetings were held as regularly scheduled on the first and third Wednesday of each month, except for March 7, March 21, August 15, and October 3, which were canceled due to lack of business.

REORGANIZATION MEETING RESOLUTIONS:

- 2018-2 - Vote and Election of Planning Board Officers
- 2018-3 - Planning Board Meeting Schedule

- 2018-4 - Official Newspapers
- 2018-5 - Appointment of Board Attorney – Vincent J. Loughlin, Esq.
- 2018-6 - Appointment of Board Planner – Dr. Susan Blickstein
- 2018-7 - Appointment of Consulting Board Engineer – Robert Brightly, Ferriero Engineering
- 2018-8 – Appointment of Consulting Board Engineer - Vincent DeNave, Borough Zoning Official
- 2018-9 – Re-Adopting Rules and Regulations
- 2018-10 – Appointment of Sign Committee

APPROVED DEVELOPMENT APPLICATIONS

2018 saw a continued increase in development applications from recent years, reflected in fewer meetings being cancelled for lack of business. The Board continues to see minor subdivision applications, reflecting a healthy real estate market and developer interest in Chatham, and the vacancy rate for downtown businesses improved and continues to do so into 2019. In addition, the Board is seeing additional interest in new businesses in the Watchung Avenue/River Road (Gateway) area, where mixed-use zoning has been in place for several years and a redevelopment study is being undertaken (see below). The following development applications were heard and approved in 2018:

- 2017-16 – Minor Subdivision: 14 Cherry Lane (Maria Cambira, lot line adjustment)
- 2018-03 – Change of Permitted Use/Waiver of Site Plan: 260 Main Street (Nancy Cotto and Isra Balbaki, bagel shop replacing former dry cleaers)
- 2018-04 – Conditional Use: 8-10 South Passaic Avenue (Kenneth Decker, outdoor dining area for existing restaurant)
- 2018-05 – Change of Permitted Use/Waiver of Site Plan: 228 Main Street (The Glam Team LLC, salon replacing former comic book store)
- 2018-06 – Change of Permitted Use/Waiver of Site Plan: 17 Watchung Avenue (Stephanie Talbot and Jenna Parcels, children’s play space replacing former retail)
- 2017-18 – Minor Subdivision: 94 Fairmount Avenue, Stanley Congregational Church (subdivision to accommodate two new single-family homes in location of former nursery school building)
- 2018-02 – Minor Subdivision: 27 North Summit Avenue (Menza & Beissel Communities, Inc.)

- 2018-07 – Conditional Use/Preliminary and Final Major Site Plan: 415 Main Street (Laser & Skin Therapeutics, P.C., expansion of existing building and parking lot)
- 2018-09 – Final Site Plan: 40 Watchung Avenue (Gravity Vault, addition to existing building)
- 2018-10 – Change of Permitted Use: 166 Main Street (Inner Grace, LLC, relocation of existing dance studio to new space)
- 2018-13 – Change of Permitted Use: 250 Main Street (Bekin Kabashi, restaurant replacing former retail use)
- 2018-14 - Change of Permitted Use/Waiver of Site Plan: 82 Main Street (Town Square Partners, LLC, doctor's office replacing former retail use)

One minor subdivision was heard in 2018 but withdrawn by the applicant. In addition, an application to legalize a two-family dwelling was determined to be under the jurisdiction of the Board of Adjustment.

ADDITIONAL BUSINESS:

- In addition to the above, the Planning Board initiated work to streamline the process for changes of permitted use, tighten up checklist requirements, and revise escrow requirements. This work will likely result in action by the Borough Council to update ordinances accordingly.
- The Planning Board also approved a resolution on September 5, 2018, to undertake a preliminary investigation to determine if certain areas of the Borough (specifically along River Road) are in need of redevelopment. This study is anticipated to be completed in 2019.
- The Planning Board continued work on the redevelopment process for the Post Office/Bowers Lane area. During 2018, the Borough issued a Request for Qualifications (RFQ) to prospective redevelopers, held two public meetings, and provided a public survey. In 2019, this work will continue with completion of a Redevelopment Plan for the area.

Respectfully submitted
 Susan Favate
 Planning Board, Chair

REC:cb