

CHATHAM BOROUGH PLANNING BOARD
March 16, 2016 7:30 p.m.

Chairman Susan Favate called this Planning Board Meeting of March 16, 2016 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Mrs. Favate announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Bruce Harris	X	
Council Member Victoria Fife	X	
Janice Piccolo	X	
Chrmn. Susan Favate	X	
Vice Chrmn. Matthew Wagner	X	
H.H. Montague		X
John Bitar		X
James Mitchell	X	
Joseph Mikulewicz		X
William Heap		X
Wolfgang Robinson	X	
Vincent K. Loughlin, Esq.	X	
Dr. Susan Blickstein		X

Public Comment

No one came forward.

Resolution #PB 2016-13

The meeting minutes of March 2, 2016 were approved as amended.

Resolutions

Application PB #15-03

Menza & Beissel Homes, Inc.

64 Hedges Avenue

Minor subdivision/Lot width/Lot frontage

Block 53, Lot 8

The Board made some corrections to this resolution revising the language for the proposed seepage pit and eliminating language that required that the basement remain unfinished.

Mayor Harris made a motion to approve this Resolution, as revised, memorializing the Board's decision on the Minor Subdivision/Lot width/Lot frontage for 64 Hedges Avenue. Vice Chairman Wagner seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes

Mrs. Piccolo	-	yes
Vice Chairman Wagner	-	yes
Mr. Mitchell	-	yes

New and Returning Applications

Application PB #16-002

CVS/Pharmacy

465 Main Street

Waiver of Site Plan/Change of Permitted Use

Block 29, Lot 9

Nicole Magdziak, Esq., attorney for the applicant, came forward. She stated the applicant is seeking a Change of Permitted Use and Waiver of Site Plan for an existing CVS Pharmacy at 465 Main Street. She noted that currently there is a vacant ice cream store and vacant dry cleaning store next to CVS, in the existing shopping mall.

Attorney Magdziak stated that CVS Pharmacy is proposing to expand into those two vacant store units. The applicant's architect, Mr. Neves, will testify on the details of this expansion.

Marco Neves, the applicant's architect, was sworn in to testify. Mr. Neves submitted his professional credentials to the Board. The Board accepted them.

Mr. Neves testified that the existing CVS store measures approximately 10,500 sq. ft. CVS is proposing to expand into the two vacant stores, next door in the shopping mall. All the changes will be internal. An increase in parking spaces will not be necessary.

Mr. Neves testified that the bulk of the proposed added space will be taken up by the pharmacy itself, and the retail space. No significant changes will be made to the rear of the store.

Mr. Neves testified that CVS will maintain its existing front entrance. The existing emergency exit will remain. CVS is proposing to infill part of the existing storefront opening. The new brickwork will be matched up as well as possible with the existing. The new storefront will match the existing color of CVS's front.

Mr. Neves testified that the existing front doors, facing Main Street, will change from manually operating doors to automatic sliding doors.

Mr. Neves submitted the following:

Exhibit A-1: A photo showing the existing front doors of CVS Pharmacy

Exhibit A-2: The proposed changes

Using Exhibit A-1, Mr. Neves showed where the brickwork will be continued and the high windows will be installed.

Chrmn. Favate asked if the windows could be lowered to be flush with the other windows.

Mr. Neves answered that if the window sills were lowered a little bit, some kind of graphic could be installed to hide existing fixtures. Some towns don't like graphics. Mr. Neves said CVS felt that the extension of the brick and retention of the windows would be the most attractive solution.

Chrmn. Favate felt that the proposed windows would still be fairly high.

Mr. Neves said he could pass on Chrmn. Favate's comments to CVS.

Mayor Harris suggested the white band be continued across the building, eliminate the graphics, and make the proposed windows the same size as the existing windows. This would give a look of continuity to the building.

Mr. Robinson suggested moving the graphics to the other side and moving the shelving elsewhere.

Mr. Neves could bring these suggestion to CVS's attention.

Mayor Harris urged a more uniform appearance for the windows. Board members made additional suggestions for the frontage and windows.

Mr. Neve testified along with the proposed extension, CVS will be renovating the front part of the store and the retail area. Mr. Neves stated that the pharmacy section will be upgraded, however will remain at the rear of the store. The Minute Clinic will remain. Mr. Neves noted that application for the necessary construction permits have been submitted.

A motion was made/seconded to approve the Waiver of Site Plan/Change of Permitted Use for CVS/Pharmacy at 465 Main Street with the agreed upon condition to make the proposed windows match the sills on the existing windows, and to continue the white band across the building. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Mrs. Piccolo	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Mitchell	-	yes
Mr. Robinson	-	yes
Chrmn. Favate	-	yes

Miscellaneous

A motion was made/seconded to hire Harold Maltz, P.E., P.P., of Hamal Associates, Inc., to serve as the Board's Traffic Engineer for the upcoming application regarding 16 River Road. A voice vote was taken. All Board members present voted aye.

Mayor Harris noted that the Zoning Board of Adjustment will be hearing an application for 4 Watchung Ave. LLC, which is in the Gateway District. The owner has been storing cars for

Douglas Motors at 4 Watchung Ave. This is not a permitted use for this district. There is no evidence that 4 Watchung Ave. had ever received permission from the Borough to store vehicles outdoors on their premises. This application is seeking a variance for this particular storage. Dr. Susan Blickstein will be representing the Borough on this matter.

Mayor Harris asked Attorney Loughlin if Planning Bd. members could attend and speak at this Board of Adjustment hearing.

Attorney Loughlin pointed out that Borough Attorney James Lott may attend and give a presentation at this hearing. A resolution can be passed giving Attorney Lott authority to represent the Planning Bd. on this application.

Attorney Loughlin also clarified that Planning Bd. members can attend this hearing and speak as residents.

Chrmn. Favate will touch base with Attorney Lott.

At 8:10 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, April 6, 2016, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler
Recording Secretary