

CHATHAM BOROUGH PLANNING BOARD
 March 15, 2017 7:30 p.m.

In Chairman Favate’s temporary absence, Vice Chairman Matthew Wagner called this Regular Meeting of the Chatham Borough Planning Board to order at 7:30 p.m. in the Council Chambers, Chatham Borough Hall. Mr. Wagner announced that all legal notices have been posted for this meeting

Name	Present	Absent
Mayor Bruce Harris	X	
Council Member Victoria Fife	X	
Robert Falzarano	X	
Chrmn. Susan Favate	X – arrived 8:05 p.m.	
Vice Chrmn. Matthew Wagner	X	
H.H. Montague	X	
John Bitar		X
Joseph Mikulewicz		X
William Heap	X	
Vincent K. Loughlin, Esq.	X	
Dr. Susan Blickstein	X	

Also present was Vincent DeNave, Chatham Borough Zoning Officer and Borough Engineer.

Public Comment

No one came forward.

Resolution #PB 2017-13

Council Member Fife made a motion to adopt the February 15, 2017 meeting minutes as amended. Mr. Falzarano seconded the motion. The motion carried. The February 15, 2017 minutes were approved as amended.

New and Returning Applications

Application PB #17-03

JAG Physical Therapy

471 Main Street

Change of Permitted Use

Block 29, Lot 9

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

Mr. DeNave explained that the applicant is proposing to use an empty store unit in the CVS shopping center. This store unit has been vacant for a long time. The Washington Mutual Bank was the last tenant in this space.

Mr. DeNave noted that, by his own omission, he did not flag this particular permit when the applicant had applied for interior renovation work. A sign permit had been submitted. Unfortunately, the applicant was already through half of their renovation work in the interior, making progress. The applicant did obtain a TCO to operate in this store unit. Mr. DeNave had then asked Mr. Gallucci to come before the Planning Board, explain what his business does, and apply for a Waiver of Site Plan/Change of Permitted Use. Mr. Gallucci's sign permit has already been approved by the Borough Sign Committee.

John Gallucci, Jr., the applicant, was sworn in to testify. He stated that he is the founder and owner of JAG Physical Therapy, LLC.

Mr. Gallucci, also a physical therapist, testified that JAG Physical Therapy is an outpatient orthopedic physical therapy center. His center provides outpatient orthopedics, sports medicine, and accepted workers comp and Medicare. JAG has been in business for 12 years. JAG has eleven other locations in New Jersey. This Chatham location will be the twelfth one.

Mr. Gallucci believed that his business will be "a resource to the community". He is a resident of Lafayette Avenue, Chatham Borough.

Vice Chairman Wagner asked how many employees worked for JAG.

Mr. Gallucci answered that there are usually 2 to 2 ½ employees in the first year. In the second year, there are 3 to 3 ½ employees.

Mr. Gallucci testified that the hours for JAG Physical Therapy will be 9 a.m. to 5 p.m. in the first year. Into the second year, the hours may run from 7:00 a.m. to 7:00 p.m. Saturday hours will be 8:30 a.m. to 1:00.

Mr. Heap asked how many patients are expected on an average day.

Mr. Gallucci estimated there would be 21 patient visits per day.

Mr. DeNave noted that Mr. Gallucci's lease agreement gives a certain number of parking spaces to his employees. Any available parking spaces will be for the patients.

Mr. Gallucci agreed, however explaining that his employees will be asked to park all the way to the other side of the parking lot, thus freeing up closer parking **lot** spaces for customers/patients.

Mr. DeNave pointed out that Levin Management on CVS Plaza does their own renovation work. There are several construction-related vehicles sitting in the parking for some time now. Mr. DeNave will be sending Levin Management a letter asking them to remove some of these vehicles. Mr. Gallucci offered to have his Operations Manager send an e-mail to Levin Management tomorrow that the Planning Bd. would like some of the larger vehicles removed from the parking lot.

Mr. Falzarano asked if any larger-size vehicles, like ambulances, will be bringing in patients to visit JAG Therapy.

Mr. Gallucci answered that JAG Therapy is an out-patient orthopedic physical therapy. Most patients arrive on crutches or a cane. No high-level medical cases will be arriving on gurneys.

Dr. Blickstein asked where are the closest handicap parking spaces in relationship to the JAG Therapy location.

Mr. Gallucci answered that those parking spaces are very close to his location, and are near the plaza's cross walk.

Mr. Montague asked the length of a patient visit at JAG Therapy.

Mr. Gallucci answered 45 minutes to an hour. He assured Mr. Montague that JAG Therapy usually monitors a parking lot for three or four months before considering a new location.

Council Member Fife made a motion to approve Application PB #17-03, for JAG Physical Therapy at 471 Main Street for a Change of Permitted Use. Mr. Falzarano seconded the motion. A roll call vote was taken:

Council Member Fife	-	yes
Mr. Falzarano	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Vice Chairman Wagner	-	yes

The Board wished Mr. Gallucci good luck with his business. Mr. Gallocci thanked the Board for their time and departed.

Mayor Harris returned to the Council Chambers and the Board Table.

Discussion

Residential Zoning Revisions

Dr. Blickstein referred Board members to memo, dated March 8, 2017, regarding Zoning Amendment Priorities (Residential Zones and RSIS Special Area Standards for downtown parking for MF residential uses). At the last Board meeting, Dr. Blickstein had agreed to work on these concerns.

In her memo, Dr. Blickstein had recommended a refinement to the definition of Lot Width. Also, she had recommended new standards addressing heights and setbacks for attached garages that face public streets. Dr. Blickstein had also given advice in case the Borough wanted to pursue parking standards lower than what the RSIS requires for the B-4 Zone. The Borough would have to prepare and submit certain information to the RSIS Board. A notification and hearing process would have to be followed. Dr. Blickstein would be the one to attend this hearing and present the necessary information.

Council Member Fife asked how Dr. Blickstein felt about lowering the parking standards in the Borough. Did it make sense to her?

Dr. Blickstein believed it made sense to request special area standards that would apply to part of the community. She reminded the Board that relief was sought from the RSIS standards for the recent development on River Road.

Dr. Blickstein pointed out that the Borough needs to clarify a height standard for detached garages. She recommended that detached garages be no more than 18 feet high.

Mr. DeNave noted that there is a great deal of interest now in putting living space over garages. Currently the Borough has no restrictions for this arrangement. The ordinance currently specifies that detached garages do not count towards FAR.

Referring to page two of her memorandum, Dr. Blickstein discussed her recommendations she had for the residential bulk standards.

Dr. Blickstein stated that if the Board, after their next meeting, still agreed with her recommendation on detached garage height, she could then send it to the Borough Attorney, who could codify it, and have it voted on as a Borough ordinance.

Regarding the recommended new standard for attached garage setbacks, Mayor Harris confirmed with Dr. Blickstein that the new standard would only apply when the garage doors face the public streets.

On other matters, Mr. DeNave advised the Board that in the future, there will be more applications for steep slope properties, since the FAR regulations have been liberalized.

Dr. Blickstein stated that she had recommended to Mr. DeNave that a count be taken of how many steep slope applications go before the Board of Adjustment, how many projects are re-designed, and see how big of an issue slope applications become.

Mayor Harris recalled that years ago, professional planner Elizabeth McKenzie, had helped **draft** the steep slope ordinance for the Borough.

Mr. DeNave agreed with Dr. Blickstein's observation that many of the Borough's regulations set in place 20 or 30 years ago now need to be freshened up. Trends have occurred over time, and some of these regulations do not necessarily apply today.

Summing up, Dr. Blickstein said she could work some more on her recommendation concerning upper floor setbacks. Board members could e-mail any thoughts they may have on this issue. It can be discussed again at the next Board meeting. The Borough should also consider whether they want to formally apply to the RSIS to lower their parking standards.

Mayor Harris asked Dr. Blickstein how long would this process take?

Dr. Blickstein answered that it would take a good two months to organize the package for this particular application. The Board would want to first review the package before it is submitted. Notification must be made, and a hearing must be held.

On other matters, Council Member Fife announced that on Wednesday, April 5th, a public hearing will be held for the Planning Study for Post Office Plaza. The property owners involved in the study have received notification. She distributed a timeline of the Study to Board members. Council Member Fife noted that language regarding the decision not to use Eminent Domain has been added to the resolution (Resolution #17-140) concerning this study.

The Board advised Mr. DeNave that the Minor Subdivision application on Orchard Road would not be scheduled for the April 5th Planning Board meeting. The Board felt the April 5th meeting should be devoted entirely to the public hearing on the Redevelopment Study. Perhaps the Orchard Road application could be scheduled for the April 19th meeting. Mr. DeNave said a Minor Subdivision application on Red Road will be coming up in the future.

Dr. Blickstein recommended that the Planning Board receive copies of the Planning Study before the April 5th meeting.

At 8:26 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, April 5, 2017, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler
Recording Secretary