

CHATHAM BOROUGH PLANNING BOARD

June 7, 2017

7:30 p.m.

Chairwoman Susan W. 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. Mrs. Favate announced that all legal notices have been posted for this meeting.

Names	Present	Absent
Mayor Bruce Harris	X	
Council Member Victoria Fife	X	
Robert Falzarano		X
Chrmn. Susan Favate	X	
Vice Chrmn. Matthew Wagner	X	
John Bitar		X
Joseph Mikulewicz		X
H.H. Montague	X	
William Heap		X
Vincent K. Loughlin, Esq.	X	X
Dr. Susan Blickstein		X

Vincent DeNave, the Borough Engineer and Zoning Official, was also present.

Public Comment

There was none.

Resolution #PB 2017-17

Resolution of the Planning Board of the Borough of Chatham Adopting Meeting Minutes

The meeting minutes of May 17, 2017 were adopted with Mayor Harris’s corrections.

Resolution

Application PB #17-02

Main Street Development Group, LLC

34 Orchard Road

Site Plan, Minor Subdivision

Block 29, Lot 12

A roll call vote was taken on this Resolution Denying the Minor Subdivision with Variances for Main Street Development Group, LLC for 34 Orchard Road, Application PB #17-02:

Mayor Harris - yes

Chrmn. Favate - yes

New and Returning Applications

Application PB #17-07

Scooch a Mi  
19 North Passaic Avenue  
Change of Permitted Use, Waiver of Site Plan  
Block 29, Lot 12

Mr. DeNave, the Zoning Official, noted that this property is in the B-4 District. A two-family dwelling sits on the front portion of the property. At the back portion of the property is a two-story building that contains a former music store. The building has been vacant for two years. Limited parking is available. The previous uses in this two-story building were completely permitted. The proposed uses will be the exact same uses which had previously been in the building; however, Mr. DeNave still wanted the Board to be aware of what was being proposed.

Mr. DeNave confirmed with Chrmn. Favate that the only reason a Change of Permitted Use is being sought, is because the building has been abandoned for over six months. Mr. DeNave reported that he could not find a previous resolution concerning this property. He would like a resolution done now.

Joanne Centanni, Esq., attorney for the applicant, came forward. Attorney Centanni introduced Ellen Eppie, the applicant and owner of Scooch a Mi, LLC. No structural changes are being proposed. Only cosmetic changes are proposed. Ms. Eppie plans to install new flooring, new painting, and a bathroom renovation. Any new signage will follow Borough regulations. There are three existing parking spaces that empty out into a municipal parking lot. One space in front and two in the rear.

Attorney Centanni stated that the first floor of this building will be used as a boutique for male and female accessories. The second floor will be an art studio where art classes will be conducted.

Mr. Montague wanted more information on the accessories.

Ellen Eppie, the applicant, was sworn in to testify. Ms. Eppie explained that she will be selling handmade gifts and jewelry that have a social or eco conscience. These handmade items are from both local and international artisans. Ms. Eppie has another Scooch a Mi operating in New Providence, NJ. The store at 19 North Passaic Ave., if approved, would serve as her main location.

Ms. Eppie testified that Marcia Reish Studio, LLC would operate on the second floor of 19 North Passaic Avenue.

Mr. DeNave explained the parking arrangements for employees.

Ms. Eppie testified that she would like to install an awning to make the building more inviting. Mr. DeNave reviewed the requirements on lettering on awnings.

There were no comments or questions from the public for Ms. Eppie.

Mayor Harris made a motion to approve the Change of Permitted Use, Waiver of Site Plan - Application PB #17-07 – for 19 North Passaic Avenue, Block 29, Lot 12. Vice Chairman Wagner seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Vice Chrnm. Wagner	-	yes
Mr. Montague	-	yes
Chrnm. Favate	-	yes

Application PB #17-04  
548 Main Street, LLC  
552 Main Street  
Conditional Use  
Block 33, Lots 8 & 7

Mr. DeNave stated that this building had previously been used as an attorney's office. This attorney also had owned the house at 548 Main Street and had used it for storage. Mr. DeNave noted that the applicant plans to fix up this house. The Board reviewed the parking space arrangement.

Daniel Cronheim, Esq., attorney for the applicant came forward. He introduced the applicant Dr. Oleh Slupcnysyg. Attorney Cronheim noted that Dr. Slupcnysyg is looking, with these plans, to open a second office.

Oleh Slupcnysyg, the applicant, was sworn in to testify.

Attorney Cronheim confirmed that both 548 Main Street and 552 Main Street were owned by Alan Zegas, Esq.

Dr. Slupcnysyg testified that he is a Board-certified facial plastic surgeon. He is a resident of Chatham Borough. Initially Dr. Slupcnysyg had rented space at 33 Main Street. He works in the city 2 ½ to 3 days a week. An opportunity came up to open office space in Chatham. He stated that his medical practice was not high volume. There would never be more than two clients at a time at his office.

Attorney Cronheim explained that Dr. Slupcnysyg has basically cleaned up the building and fixed up the eight-car parking lot. Mr. DeNave reviewed the parking spaces that would be required for this practice. If the application is approved, the lot will be striped.

Board Attorney Loughlin asked Attorney Cronheim that his client would not be coming in with an application for medical use for the adjoining property. Dr. Slupcnysyg explained that he was forced to buy the adjoining property. He had no plans right now to file such an application.

Referring to Dr. Susan Blickstein's report on this application, Attorney Loughlin explained that the Board would have to decide whether a Waiver of Site Plan would be appropriate for this

application. Attorney Cronheim explained why he disagreed on this point. He believed Dr. Blickstein may have co-joined the two properties in her report. Attorney Loughlin still felt that the Waiver of Site Plan would be an appropriate decision for the Board to make.

Referring to the plans for the adjoining lot, Mayor Harris asked about an area that was marked as a possible expansion easement. Attorney Cronheim explained that easement was just in case there was a need for additional parking.

Vice Chrnm. Wagner suggested the possibility of waiving the site plan requirement. Mayor Harris believed Dr. Blickstein felt that particular action would then set a precedent. Mr. DeNave suggested, instead, that the Board consider waiving the requirements that are not met on the Site Plan checklist. Attorney Loughlin accepted this suggestion.

There were no questions or comments from the public on this application.

Vice Chairman Wagner made a motion to approve Application PB #17-07 – 548 Main St./552 Main St. – Approving the Site Plan, waiving the items that are required for a site plan that were not provided. A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Vice Chrnm. Wagner	-	yes
Mr. Montague	-	yes
Chrnm. Favate	-	yes

Mr. DeNave briefly reviewed what applications will be heard by the Board in the near future.

Mayor Harris asked the Board if they had any questions on the recent ordinance providing regulations applicable to oil and hazardous substance pipelines. There were no questions.

At 8:35 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, June 21, 2017, 7:30 p.m., in the Council Chambers, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary