

CHATHAM BOROUGH PLANNING BOARD  
September 6, 20177:30 p.m.

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

Names	Present	Absent
Mayor Bruce Harris		X
Council Member Victoria Fife	X	
Stephen Williams	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	
Dr. Susan Blickstein	X	

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

Public Comment

No one came forward.

Resolution #PB 2017-21

The meeting minutes of August 2, 2017 were approved as submitted.

New and Returning Applications

Application PB #17-06

Laser and Skin Therapeutics, P.C.

415 Main Street

Preliminary/Final Site Plan Approval

Block 84, Lot 5

Chrmn. Favate announced that Application #17-06 has postponed their hearing to the October 18, 2017 Planning Board meeting.

Application PB #17-15

Rosebud Investments, LLC

6 South Passaic Avenue

Change of Permitted Use/Waiver of Site Plan

Block 120, Lot 6

Kenneth Decker, owner of Rosebud Investments, LLC, 560 Main Street, was sworn in to testify.

John Butler, Esq., attorney for the applicant, was also present.

Mr. Decker testified that he is proposing a Change of Permitted Use for 6 South Passaic Avenue. This store unit was formally a hair salon. It will now be a retail store selling books, crystals, incense, candles and jewelry. Mr. Decker testified that he is the owner of the store unit. He is representing the tenant of this new store.

Mr. Montague asked what type of books will be sold.

Mr. Decker answered that Samantha Stevens, the tenant, will probably be selling books on holistic medicines. The name of the store will be called "Bewitched".

Mr. Montague asked for the store's hours of operations.

Mr. Decker answered that the store will operate 10 a.m. to 6 p.m., Monday through Saturday. Only one employee will be present in the store. She will obtain a Borough parking permit. The new tenant will create a business sign and present it to the appropriate Borough committee for their approval.

Chrmn. Favate asked if Ms. Stevens had another business elsewhere.

Mr. Decker answered no. This is her first venture.

Chrmn. Favate asked if Ms. Stevens lived locally.

Mr. Decker said he believed she lived in Springfield NJ.

Chrmn. Favate asked if any exterior changes will be made to the store.

Mr. Decker answered no.

Vice Chrmn. Wagner made a motion to approve Application PB #17-15: Rosebud Investments, LLC, for 6 South Passaic Avenue for a Change of Permitted Use/Waiver of Site Plan, with the applicant to seek approval from the Borough Sign Committee for her business sign. The motion was seconded. A roll call vote was taken:

Council Member Fife	-	yes
Mr. Williams	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Chrmn. Favate	-	yes

The application was approved.

Application PB #17-13

School District of the Chathams  
16 Milton Avenue  
Capital Project Review  
Block 34, Lot 45

The following were sworn in to testify:

Peter D'Aquila, School District Administrator, School District of the Chathams

Michael Susa, Superintendent of the School District of the Chathams

William Bannister, architect for the applicant

Mr. Bannister submitted his educational and professional credentials to the Board. The Board accepted them.

Mr. Bannister stated that Beth Kenerdine, P.E., from Edwards Engineering, is the civil engineer, who helped with this project.

Mr. Bannister testified that the proposed addition will have a footprint measuring about 2800 sq. ft. The addition will have a total of 5600 sq. ft. total. The addition will be two stories on the playground side of the school building. Four classrooms will function in this proposed addition. Each classroom will have its own small bathroom, which will tie into existing sanitary system. The architecture of the addition will match the rest of the school building, in regard to brick color, brick pattern, roof slope, etc.

Mr. Bannister testified that the existing storm water management system will be removed. A new one will be installed. New lighting will be installed outside of the building to illuminate the sidewalk.

Council Member Fife asked if any trees will be removed with this project.

Dr. Blickstein pointed out what trees she believed would be removed.

Mr. Bannister stated that new trees will be planted to replace them.

Council Member Fife asked when would construction begin on this addition.

Mr. Bannister answered any time between the end of September and the beginning of December. The principal of the school has met with the construction company about any adjustments that would be needed for students lining up in the morning and dismissal procedures.

Council Member Fife asked why wasn't the construction work done during the summer months.

Mr. Bannister felt the construction could not be done in ten weeks' time. Also, there were other projects in the referendum which needed attention first.

Mr. Montague asked if there would be a great deal of truck traffic in the beginning.

Mr. Bannister answered that there will be some truck traffic involved. Cranes will be needed for the necessary steel work.

Mr. DeNave, the Borough Engineer, noted that he had no issue with the stormwater proposals; however, he would like to be involved with a pre-construction meeting since an alteration is proposed for an existing storm sewer system. By-pass pumping may be needed when the inter-connection is taking place. A DPW representative should also be present at this meeting.

Mr. Bannister agreed with Mr. DeNave's request.

Mr. Montague asked what time in the morning would construction begin.

Mr. Bannister answered 7:30 a.m. The typical contractor's day runs from 7:30 a.m. to 3 p.m.

Mr. DeNave pointed out the Borough's restriction on noise ordinance can be lifted for situations like this. Mr. Bannister explained that the trucks and workmen try to arrive at the site before the school traffic begins in the morning.

Vice Chairman Wagner made a motion that the Planning Board has found Application PB #17-13 – the Capital Review Project for 16 Milton Ave. to be consistent with the Master Plan and suggest the following recommendations:

- 1) A pre-construction meeting will be held with the School District representatives, the School Staff, the contractors company and the Borough Engineer
- 2) All necessary construction permits must be filed with the Madison Building Department.
- 3) New trees will be planted to replace the trees that must be taken down.
- 4) The Borough Fire Official will be included in the pre-construction meeting

Council Member Fife seconded the motion. A roll call vote was taken:

Council Member Fife	-	yes
Mr. Williams	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Chrmn. Favate	-	yes

Application PB #17-14  
School District of the Chathams  
480 Main Street  
Capital Project Review  
Block 33, Lot 3.01

The following were present, and remained under oath from the previous hearing tonight:  
Peter D'Aquila, School District Administrator, School District of the Chathams  
Michael Susa, Superintendent, School District of the Chathams  
William Bannister, architect for the applicant

Mr. Bannister testified that the Chatham Middle School addition will be for Stem Labs. The addition will measure about 6100 sq. ft. and will be only one-story. The addition will have three different labs. Some storage will be provided as well as a connection into the existing corridors. The architecture of the addition will match the existing brickwork and the existing glazed windows. A new sidewalk will be installed around the addition, as well as exterior lighting. Some existing trees will have to be removed.

Mr. Bannister testified that regarding the stormwater situation, there will be some inlets. Some of the utilities need to be disconnected and re-routed. He also testified that this construction will have no effect on the existing school.

Chrmn. Favate confirmed that the addition will be single story.

Beth Kenerdine, P.E., the applicant's engineer, was sworn in to testify.

Ms. Kenerdine pointed out a correction that had been made on the plans. A depressed area on the front lawn is a grate, not a manhole.

Ms. Kenerdine testified that some of the utilities around the addition will be re-located. The storm sewer will be re-connected around the addition. The addition will be connected to the existing storm sewer system.

Dr. Blickstein asked if some trees could be added between the sidewalk and the relocation area for the utilities.

Ms. Kenerdine answered that some trees could be added.

Referring to the demolition plans, Chrmn. Favate asked about the concrete ramp running to the existing building.

Mr. D'Aquila explained that the concrete ramp leads up to the band room.

Council Member Fife asked if the construction work would affect the school's drop-off and pick-up procedure for students.

Regarding this school traffic situation, Mr. Bannister answered that any delays from the construction people will try and be limited.

Chrmn. Favate suggested a pre-construction meeting be held with the Traffic Safety Committee, focusing on the drop-off and pick-up of students.

Mr. D'Aquila described where the construction fence would be located, from the band room entrance all the way down to the access road at the back of the Middle School. A construction fence would also rope-off where the construction equipment will be kept. The construction workers will be instructed to park their trucks in the dead-end road running behind the Van Doren Ave. properties. An existing school bike ramp will have to be re-located.

Mr. Montague asked if the addition will have a basement.

Mr. Bannister answered no. A slab will instead be constructed.

Mr. DeNave confirmed that the pre-construction meeting will include a representative from the Traffic Safety Committee and the Borough Fire Official, as well as himself.

At Vice Chrmn. Wagner's request, Mr. Bannister reviewed what curriculum activities would take place in the Stem addition. Two or three times a year deliveries may be made to the Stem addition. The deliveries will be made in a safe manner.

Vice Chrmn. Wagner made a motion that the Planning Board has found Application PB #17-14: The Capital Review Project of the School District of the Chathams – 480 Main Street, consistent with the Borough's Master Plan, subject to following any recommendations made by the Borough Engineer, and planting new trees to replace trees removed for construction. Council Member Fife seconded the motion. A roll call vote was taken:

Council Member Fife	-	yes
Mr. Williams	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Chrmn. Favate	-	yes

Application PB #17-08

52 River Road, LLC

52 River Road

Bulk Variance/Preliminary and Final Site Plan Approval

Block 135, Lot 1

Matthew Coppolecchia, Esq., the attorney for the applicant, introduced himself.

Andrew Clarke, the engineer for the applicant, was sworn in to testify. Mr. Clarke submitted his educational and professional credentials to the Board. The Board accepted them.

Attorney Coppolecchia stated that this application is for a property in the M-3 Zone. He reviewed the four variances being sought. Attorney Coppolecchia noted that the applicant is seeking to develop this particular site for purposes of benefitting the property and the community, in consistency with the Borough's Master Plan. A residential use is being proposed above the commercial area of the building. This arrangement is permitted in this particular zone.

Mr. Clarke submitted Exhibit A-1: a photo-log of the subject site that he (Mr. Clarke) had recently taken.

Mr. Clarke referred the Board to the Site Plan. He pointed out Willow Lane, which is not a formally improved roadway of the Borough's. However, Willow Lane is a public right-of-way. It really serves as a common driveway to the applicant's property. Mr. Clarke testified that the

applicant is not planning to improve the whole width of Willow Lane. The Board discussed an existing wall on the property, close to the railroad tracks. Mr. Clarke believed the current owner had constructed the wall.

Mr. Clarke reviewed the survey he had done on existing conditions. He testified that the existing site contains a one-story rectangular building, about 6 feet off the right-of-way line in front. The drainage is basically surface flow for the entire site.

Mr. Clarke reviewed the proposed conditions. No parking will occur on the railroad property. Mr. Clarke pointed out where paving will be done on the property to delineate the parking. An existing paved walkway in front will be taken up. A 4-ft. wide concrete sidewalk will replace it. Landscaping and grass will then be allowed to grow in front. A new doorway is proposed for the ground floor. A staircase will be constructed to go up to the improved second story.

Mr. Clarke testified that two parking spaces will be paved and curbed by the new doorway. The upstairs residents will use these parking spaces. He pointed out an existing walkway that will be improved. Some interior storage space will be provided.

Mr. Clarke explained each variance. The proposed second story will be flush with the front of the building. He reviewed how the garbage will be stored outside of the building. The lot coverage will be reduced; however, it will still be over the allowable.

Steven Losacco, owner of the property, was sworn in. He testified on the proposed landscaping. He described the existing pavement that would be torn up. Possible storage space could be arranged for under the addition.

Dr. Blickstein asked about remnants of a chain-link fence on the southeast corner of the property.

Mr. Losacco said that fence could be removed.

Chrmn. Favate asked what was being proposed between the new sidewalk and the street curb.

Mr. Clarke discussed ground cover or grass that could be used in that section. He'll clarify it further when he submits the final plans.

Mr. Williams commented that it looked like drainage was coming out from underneath the railroad bed.

Mr. Clarke confirmed that situation.

Mr. DeNave explained that there was an old pipe that ran under the railroad bed. This pipe continually got clogged, forcing the drainage to go over River Road. The DPW replaced this pipe; however, did not extend it all the way. Mr. DeNave and Mr. Clarke discussed ways to prevent run-off from hitting the applicant's building.

Mr. DeNave brought up the possibility of extending the sidewalk existing in front of 16 River Road, to run in front of the applicant's building.

Council Member Fife asked Mr. Losacco if his business vehicles will be parked behind his business.

Mr. Losacco answered that he has only one construction vehicle. It would probably be parked behind his parents' fireplace business.

Mr. Clarke and Chrmn. Favate agreed to designate parking space #8 on the plans for handicap parking.

Regarding the streetscape, Dr. Blickstein suggested plantings for the strip of land between the sidewalk and the curb. Mr. Clarke answered that either grass or some sort of durable ground cover could extend over that section.

Chrmn. Favate asked about planting additional landscaping in the rear where parking will not be located.

Mr. Losacco stated that he had wanted to line the whole back of the property with spruce to discourage young people from climbing over the tracks. Dr. Blickstein and Chrmn. Favate felt that the spruce planting was a good idea.

Referring to the existing first floor plans, Chrmn. Favate asked what was the pit area on the first floor in the front currently being used for.

Mr. Clarke explained that area was designated on the plans as a pit area because it is lower than the garage warehouse area. Currently the pit area isn't being used for anything. Answering additional questions from the Board, Mr. Clarke explained the hatching shown indicated on the plans.

The public had no questions for Mr. Clarke, the applicant's engineer.

Theodora Boyadjis, the applicant's architect, was sworn in to testify. Ms. Boyadjis submitted her professional credentials to the Board. The Board accepted them.

Ms. Boyadjis noted that office space exists towards the front of the building. Warehouse space is located towards the back. This configuration will be kept for the proposed plans, however more finished office space and a designated reception area will be constructed in what is now the pit area. The warehouse area and storage space will remain in the back area.

Ms. Boyadjis testified that a two-bedroom apartment unit is proposed for the second story. This apartment unit will have its own separate entrance from the street.

Ms. Boyadjis testified that a storefront will be constructed on the first level. A more residential appearance will be created for the upper level. Painted white paneling with a brick water table at



the bottom will be installed for curb appeal. She gave reasons why the addition will be situated at the front of the building.

Ms. Boyadjis submitted Exhibit A-2: Rendering of the public show room area.

Chrmn. Favate noted that no windows are being proposed for the second floor on either side. Can a window be inserted to bring some light into the building?

Referring to the second floor plan, Mr. Losacco offered to install high-light transom windows on either side of the building. The Board and Ms. Boyadjis were receptive to this proposal. Mr. Losacco and the Board discussed the possibility of inserting windows in the attic space.

The public had no questions for Ms. Boyadjis.

Council Member Fife made a motion to approve Application PB #17-08: 52 River Road, approving the Bulk Variance/Preliminary and Final Site Plan, with the applicant to follow any stipulations by the Borough Engineer regarding stormwater. Vice Chrmn. Wagner seconded the motion. The applicant will also follow these agreed-upon conditions:

- 1) No storage will be kept outdoors
- 2) The existing chain-link fence in the front will be removed
- 3) Applicant will make the required Affordable Housing contribution
- 4) Building permits will be obtained from the Madison Building Dept.
- 5) Applicant will provide grass in front of the building between the sidewalk and the building
- 6) A landscaping plan will be submitted to show the tree plantings at the rear
- 7) No paving will be done beyond the property line
- 8) Standard conditions regarding the staging of construction will be followed
- 9) Applicant will submit a final drainage plan for the Borough Engineer's review, which will include the applicant's back parking lot
- 10) The handicap parking space will be re-located to Space #8

A roll call vote was taken:

Council Member Fife	-	yes
Mr. Williams	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Chrmn. Favate	-	yes

The application was approved.

#### Discussion Items

Dr. Blickstein discussed her recent memo to the Board regarding possible revisions that could be made to the Borough's residential bulk requirements. She noted that drawings were made to clarify the calculations of lot width and lot frontage. These drawings will be incorporated into the ordinance.

Regarding the residential bulk standards, Dr. Blickstein recommended that the front yard setback shall be within 5 feet of the average prevailing setback and be less than 30 feet, but no less than 20 feet in depth. Also, garages with doors facing public streets shall be setback a minimum of 3 feet from the front building line for single car width garages and 5 feet for two or more car garages. Detached garages shall not exceed 16 feet in height. All other accessory structures shall not exceed 10 feet in height.

Dr. Blickstein recalled the possibility of whether the Borough wanted to put together the fairly detailed materials to be submitted to the Residential Site Improvements Standard Board (RSIS) to amend the parking requirements for the downtown. She had received the impression that the Borough had wanted her to postpone this submission. Dr. Blickstein has since found out that the RSIS Board has not yet approved a waiver for parking for a small downtown, like Chatham's.

Chrmn. Favate felt that the Board has reached a consensus of approval for the recommendations made by Dr. Blickstein in her memo on revisions on the Borough's bulk requirements.

Dr. Blickstein stated she would then sent these recommendations to the Borough Attorney. The Borough Attorney would put these recommendations in resolution form. The resolution can be then introduced to the Mayor and Borough Council.

Regarding future applications before the Board, Mr. DeNave reported that no applications will be ready in time for the next scheduled meeting on September 19<sup>th</sup>. Also, that meeting night, so close to Rosh Hashanah, may have attendance problems.

Mr. DeNave gave an update on possible future applications for certain River Road properties.

The Board decided to cancel their Planning Board meeting scheduled for Tuesday, September 19, 2017.

The next Planning Board meeting will be held on Wednesday, October 4, 2017, 7:30 p.m., in the Council Chambers, Upper Level, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary