

CHATHAM BOROUGH PLANNING BOARD
February 21, 2018 7:30 p.m.

Chairman Susan Favate called this Regular Meeting of February 21, 2018 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 Peter Hoffman		X
Steve Williams	X	
Chrmn. Susan Favate	X	
H.H. Montague	X	
William Heap	X	
Vice Chrmn. Matthew Wagner	X	
Torri Van Wie		X
Matthew Engel	X	
Kyle Muir	X	
Curt Dawson	X	
Vincent K. Loughlin, Esq.	X	

Also present:
Vincent DeNave, Borough Engineer and Zoning Officer

Public Comment
There was none.

Resolution #PB 2018-01

Vice Chrmn. Wagner made a motion to approve the Planning Board minutes from the January 17, 2018 meeting as amended. Mayor Harris seconded the motion. The minutes were approved. Chrmn. Favate abstained from voting on these minutes because she was absent that night.

Discussion Item

Borough Sign Committee

Chrmn Favate reminded Board members that a representative from the Planning Board is needed on the Borough Sign Committee. Mr. Montague who is currently serving on the Sign Committee pointed out that most of the Committee's work is done by email. He explained how the Sign Committee reviews sign proposals for local businesses. Committee members, after reviewing the sign proposals, submit their comments and suggestions to the business owner. The Sign Committee works closely with the Historic Preservation Commission.

Chrmn. Favate asked if any Board member is interested on serving on the Sign Committee, to please let her know.

Application PB #18-03
Nancy Cotto & Isra Balbaki
260 Main Street
Change of Permitted Use with Request for Waiver of Site Plan
Block 63, Lot 4.01

The following were sworn in to testify:

Nancy Cotto

Isra Balbaki

Ms. Balbaki testified that she and Ms. Cotto are planning to open a bagel shop at 260 Main Street.

Mr. DeNave explained that 260 Main Street was the store unit previously occupied by Main Cleaners. The bagel shop is a permitted use in this particular zone. It will be an eating and drinking establishment. Mr. DeNave pointed out that Ms. Cotto and Ms. Balbaki are only doing interior changes to the store unit. The landlord has done some work on the unit, replacing the window.

Mr. DeNave confirmed with Ms. Cotto and Ms. Balbaki that they will be cooking the bagels on site. He noted that the applicants are seeking a Waiver of Site Plan and a Change of Permitted Use Application that conforms with the zoning district. Mr. DeNave stated that the applicants have submitted a proposed sign and a proposed awning plans to the Borough Sign Committee. Mr. DeNave stated that the Sign Committee felt that the proposed colors for the sign nicely matched the building. The Sign Committee had concerns of whether these colors would match up with the yogurt store awning next door. That concern can be worked out.

Chrmn. Favate asked what will be the name of the business.

Ms. Balbaki answered Chatham Bagels.

Mr. Montague asked what would be the hours of operation.

Ms. Balbaki answered 5 a.m. to 3 p.m. on the weekdays. On the weekends the hours will be 6 a.m. to 2 p.m. There will be no evening hours.

Chrmn. Favate asked the applicants if they had other bagel stores.

Ms. Balbaki answered that she and Ms. Cotto have a bagel store in Totowa NJ and another store in East Hanover.

Ms. Balbaki testified that the store will not have a sitting area. The bagel shop will be more of a “grab and go” business. Coffee, tea, and sodas will also be for sale.

Mayor Harris brought up the parking situation in front of the store, when deliveries are made.

Ms. Balbaki indicated that she was aware of the situation. There is room for delivery trucks to park in the side parking lot or behind the store.

Mr. Williams asked about the business's garbage and recycling procedures.

Mr. DeNave noted that the garbage and recycling situation are a definite concern on that section of Main Street, particularly during the summer months. He suggested Ms. Balbaki talk with the landlord about the garbage/recycling situation.

Mr. DeNave recommended an additional garbage receptacle could be installed in front of the bagel store because of the volume of trash generated by the neighboring businesses. He offered to obtain information for the applicants on purchasing the receptacle used by Borough businesses.

Chrmn. Favate confirmed with Ms. Cotto and Ms. Balbaki that all the food preparation will be done on the premises. Ms. Balbaki stated that there will also be apple turnovers, muffins, croissants, etc. for sale.

Mr. Engel asked about the ventilation for the building with all the baking going on.

Ms. Cotto answered that she and Ms. Balbaki can meet with the landlord and see what type of ventilation already exists. Ms. Cotto and Ms. Balbaki can then see how to make improvements if need be.

Regarding this matter, Mr. DeNave pointed out that new food businesses must meet with the Health Department. The Health Department has requirements about ventilation and other issues for commercial kitchens. Mr. DeNave believed a mushroom-type ventilation could be installed at the rear of the store.

Mr. Montague asked if the store will have outdoor dining?

Ms. Balbaki answered that there will be no outdoor dining.

Mr. DeNave informed Ms. Cotto and Ms. Balbaki if they were ever interested in establishing outdoor dining in the future, he could help them with the necessary application.

Mr. Williams asked if sandwiches will be cooked on a grill.

Ms. Cotto answered that there will be grilled sandwiches, hamburgers and some cold cut sandwiches for sale.

Chrmn. Favate asked how many employees will be hired to work at the store.

Ms. Cotto answered three.

Mr. DeNave explained the municipal parking that would be available for the store employees. He felt the best option for the bagel store employees was to obtain a yearly parking permit for one of the nearby Borough parking lots. He offered to introduce Ms. Cotto and Ms. Balbaki to the Borough Parking Department the next time they visited Borough Hall.

Mr. Engel asked about storage for the bagel store.

Ms. Cotto answered that there is storage in the East Hanover bagel store. She and Ms. Balbaki will only bring what is needed to the Chatham store.

Mr. DeNave asked Ms. Cotto if the store would have any basement space.

Ms. Cotto answered that the store has an access to the basement; however, it's unfinished space and can't be used for food storage.

Mr. Montague made a motion to approve Application PB # 18-03: A Change of Permitted Use with the request for a Waiver of Site Plan at 260 Main Street for Nancy Cotto & Isra Balbaki, with the following conditions:

- 1) Applicant must obtain approval from the Board of Health for the premises
- 2) The store signage and awnings must comply with Borough regulations
- 3) An additional trash receptacle will be installed, with the cost to be negotiated with the neighboring businesses and Mr. DeNave
- 4) Ms. Balbaki and Ms. Cotto will attempt to obtain Borough parking permits for their three employees

Mr. Williams seconded the motion. A roll call vote was taken:

Mayor Harris	-	yes
Mr. Williams	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Engel	-	yes
Mr. Muir	-	yes
Mr. Dawson	-	yes
Chrmn. Favate	-	yes

The application was approved.

Mr. Montague reported on the Zoning Bd. of Adjustment meeting held on January 24, 2018.

Mr. DeNave reviewed what applications may be appearing before the Planning Board in the near future.

At 8:05 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, March 7, 2018, 7:30 p.m., Council Chambers, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler
Recording Secretary