

CHATHAM BOROUGH PLANNING BOARD  
December 5, 2018 7:30 p.m.

Chairman Susan Favate called this Regular Meeting of the Chatham Borough Planning Board 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	
Steve Williams	X	
Chrmn. Susan Favate	X	
H.H. Montague	X	
Vice Chmrn. Wagner	X	
Torri Van Wie		X
Matthew Engel	X	
Kyle Muir	X	
Curt Dawson	X	
Council Member Peter Hoffman		X
William Heap	X	
Vincent Loughlin, Esq.	X	

Also present:  
Vincent DeNave, Borough Engineer and Zoning Officer

Public Comment

There was none.

Resolution #PB 2018-25

Vice Chrmn. Wagner made a motion to adopt the minutes of the November 7, 2018 Planning Board meeting. Mr. Heap seconded the motion. A voice vote was taken. All Board members present voted aye.

Application PB #18-10

Inner Grace, LLC

166 Main Street

Change of Permitted Use

Block 55, Lot 28

Mr. Williams made a motion to approve the Resolution memorializing the Board's approval of Application PB #18-10: Inner Grace, LLC – 166 Main Street, Block 55 Lot 28, allowing for a Change of Permitted Use. Mr. Montague seconded the motion was seconded. A roll call vote was taken:

Mayor Harris	-	yes
Mr. Montague	-	yes
Vice Chrmn. Wagner	-	yes

Mr. Dawson	-	yes
Mr. Heap	-	yes
Mr. Engel	-	yes
Mr. Muir	-	yes

Application PB #18-01

Main Street Development Group, LLC

20 Coleman Avenue, East

Minor Subdivision

Block 64, Lots 1 & 42

Chrmn. Favate announced that this application has been carried the December 19, 2018 Planning Board meeting.

Attorney Loughlin will consult with the applicant, requiring that Main Street Development make notification of whether they will definitely appear at the December 19, 2018 Planning Board meeting.

Application PB #18-13

Bekin Kabashi

250 Main Street

Change of Permitted Use

Block 57, Lot 20

Mr. DeNave informed the Board that Mr. Kabashi is the sole proprietor of the proposed restaurant that will be going into 250 Main Street, the former DJ Crater store. The new landlord is present tonight. Mr. DeNave pointed out that restaurants are a permitted use in this district, the B-4 Zone. There are no requirements for parking in this zone, because they are not increasing the size of the premises.

Mr. DeNave stated that Mr. Kabashi is not proposing any exterior improvements at this time, with the exception of a sign. All the improvements will be interior. Mr. Kabashi will maintain an existing patio behind the building. In the spring or summer months, Mr. Kabashi may seek sidewalk dining for his customers.

Mr. DeNave noted that a site plan is not required for this site, because of the lack of **exterior** improvements. The Change of Permitted Use involves the business changing from a retail use to a restaurant use.

The following were sworn in to testify:

Bekin Kabashi, the applicant

Urim Bardhi, a friend of the applicant

Mr. Kabashi testified that he is proposing to open a restaurant selling seafood, pasta, steaks, chicken dishes. He and his brother have already established a restaurant on Elm Street in Morristown.

Mayor Harris asked about the lay-out of the proposed restaurant.

Mr. DeNave stated that Mr. Kabashi informed him that his architect is Peter Dorne, who has done architecture work in Chatham. Mr. DeNave had asked Mr. Dorne to do a sketch of the architectural plans. Unfortunately, Mr. Dorne has just been through surgery. Eventually he will do a more complete drawing.

Mr. DeNave asked Mr. Kabashi to tell the Board about the seating in the restaurant, and how many people he will employ.

Mr. Kabashi testified that there will be 60 to 65 seats for customers. There may be six employees in the front of the restaurant and six in the kitchen. It depends how busy the restaurant becomes.

Mayor Harris noted that 250 Main Street involves two buildings. Where will the restaurant's entrance be located?

Mr. Kabashi answered that the existing door to the right will be the entrance. That door, not having any steps, will be handicap-accessible.

Mr. Heap confirmed with Mr. Kabashi that only dinner will be served, no lunch or breakfast. Business hours will be 4 p.m. to 10 p.m. Deliveries to the restaurant will be early in the morning.

Mr. Kabashi confirmed that he will buy Borough parking permits for his employees.

Mr. Engel asked if there were tenants on the second floor of the building.

To help answer this question, Myles Maher was sworn in to testify. Mr. Maher clarified that his family **owns** the building at 250 Main Street.

Mr. Maher testified that two offices currently operate on the second floor of 250 Main Street. These businesses recently renewed their 3-year leases.

Answering a question from Chrmn. Favate, Mr. Kabashi testified that the restaurant will have one bathroom, which will be handicap accessible.

Mayor Harris asked Mr. Kabashi if there will be outdoor dining at the back of the restaurant.

Mr. Kabashi answered not for now. However, he would like to place some tables on the front sidewalk during the warmer months.

Mr. Montague asked how will the garbage pick-up work.

Mr. Kabashi answered that the garbage will be picked up three times a week. He has small containers to hold the trash. During business hours these containers will be kept in the back of the building. At night they will be moved to the front.

Mr. Montague asked if any lighting will be installed at the front of the building.

Mr. Kabashi answered that four goose-neck lights will be installed for the front signage. Mr. DeNave confirmed with Mr. Kabashi that he (Mr. Kabashi) will submit the exact specifications for the sign to the Borough Sign Committee. Mr. Kabashi agreed that he will follow all the Borough regulations for signage.

Mr. DeNave asked the name of the business.

Mr. Kabashi answered The Main Street Grille.

Mr. Montague asked Mr. Kabashi if his restaurant would extend its hours beyond 10 p.m. for parties or other events.

Mr. Bardhi stated that the kitchen will close down at 10 p.m.

Mayor Harris asked when will the restaurant officially open.

Mr. Kabashi answered that he will try for March or April. Mr. DeNave confirmed with Mr. Kabashi that he will file the necessary construction permits with the Madison Building Department. Mr. Kabashi will also need the approval of the Borough Health Department.

Mr. DeNave told the Board that Mr. Kabashi's restaurant in Morristown is called Fiore's. The Board is welcome to view its website.

Mayor Harris made a motion to approve Application PB #18-13 granting a Change of Permitted Use to Bekin Kabashi for his future restaurant at 250 Main Street, with the following agreed upon conditions:

- 1) Borough parking permits will be obtained for the employees
- 2) Signage plans must be submitted to and approved by the Borough Sign Committee
- 3) The necessary changes of tenancy must be made

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

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

Chrmn. Favate - yes

Application PB #18-13 was approved.

Miscellaneous

Mr. DeNave briefly reviewed what future applications may be coming before the Board in the near future. Attorney Loughlin noted that he will send a letter to Main Street Development Group asking them to notify the Zoning Officer of whether or not they are preceeding with their application. The church must give an answer by this coming Monday.

Mr. Williams stressed that as many Board members as possible should attending the Planning Board's Reorganization meeting. The reason is that two Board members will not be officially sworn in until the Borough Council meets on the following Monday, January 7<sup>th</sup>.

At 7:55 p.m. the meeting adjourned.

The next Chatham Borough Planning Board meeting will be held on Wednesday, December 19, 2018, 7:30 p.m., in the Council Chambers, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary