

CHATHAM BOROUGH PLANNING BOARD  
 December 4, 2019 7:30 p.m.

Chairman Susan Favate called the Chatham Borough Planning Board Meeting of December 4, 2019 to order at 7:30 p.m. in the Council Chambers, Chatham Borough Hall. Chairman Favate announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Bruce Harris	X	
Steve Williams	X	
Council Member Thaddeus Kobylarz	X	
Chrmn. Susan Favate	X	
Vice Chrmn. Matthew Wagner	X	
H.H. Montague	X	
William Heap	X	
Torri Van Wie	X	
Curt Dawson	X	
Vincent K. Loughlin, Esq.	X	

Public Comment

There was none.

Resolution #PB 2019-17

Mr. Montague made a motion to approve the November 6, 2019 Planning Board minutes as amended. Vice Chrmn. Wagner seconded the motion. A voice vote was taken. The meeting minutes of November 6, 2019 were approved.

Application Resolutions

Application #PB 19-07

TJR Holdings, LLC

14 Clark Street

Block 68, Lot 13

Minor Subdivision

Board members had no questions or comments on this resolution.

A roll call vote was take to memorialize the resolution:

Mr. Williams	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Mr. Dawson	-	yes
Vice Chrmn. Wagner	-	yes

New and Returning Applications  
Application #PB 19-08  
KRE 500 Manila Associates, LLC  
d/b/a Springbrook at Chatham  
534 Main Street  
Block 33, Lot 5  
Preliminary & Final Site Plan with Variances (Parking Lot Expansion)

Steven Azzolini, Esq. introduced himself as the attorney for the applicant. He stated that he and the applicant had recently received the Borough Engineer's memo on December 2<sup>nd</sup> indicating there had been another matter involving this property that had been approved by the Zoning Board back in 2013. This matter had to do with adding parking at this site. Attorney Azzolini reported that he had received a copy of that resolution. He found that the Borough Zoning Board had approved an expansion of the parking lot in 2013.

Attorney Azzolini noted that he had submitted an OPRA request several months ago regarding any previous resolutions for this property. There had been a delay in sending this document. If he had received it sooner, Attorney Azzolini he would have realized that this matter would need further review, and the applicant would probably have to go before the Zoning Board because to seek the "D" variance.

Attorney Azzolini asked if this application could be carried to the next Planning Board meeting.

Attorney Loughlin explained that because of this newly found material, the Planning Board is not in a position tonight to carry the application. He suggested a tentative hearing date be set up to allow time for the Board to review this situation further. The meeting minutes of 2013 could be reviewed.

Attorney Azzolini appreciated Attorney Loughlin's comments; however, he felt the applicant will ultimately go before the Zoning Board of Adjustment with this application.

Chrmn. Favate noted that if it is determined that the applicant still would have to go before the Planning Board, the next meeting is January 8, 2020. The applicant will have to publicize a new notice to the public.

Chrmn. Favate explained to the members of the public that there is a chance that the applicant will be going before the Zoning Board of Adjustment with his application, not the Planning Board. Whichever Board the applicant ultimately goes before, the applicant still has to make a public notice.

Mayor Harris asked if there was a different owner of the property since 2013.

Attorney Azzolini answered yes. He noted that his client, the present owner, had no idea of the previous approval from 2013.

Miscellaneous

Chrmn. Favate and the Board thanked Mayor Harris for his years of service on the Planning Board, both as Mayor and Council Member. Council Member Kobylarz noted that Mayor Harris has served on the Board for 16 years. Mayor Harris and his expertise will be greatly missed.

On other matters, Mr. Williams clarified some points for Mr. Heap on the recent developments of the Post Office Plaza Redevelopment Plan.

At 7:50 p.m. the meeting adjourned.

The next Chatham Borough Planning Board meeting will be held January 8, 2020, 7:30 p.m., in the Council Chamber, Chatham Borough Hall. It will be the Planning Board's Reorganization Meeting.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary