

**MINUTES  
PLANNING BOARD  
TOWNSHIP OF CHATHAM  
October 17, 2016**

Mr. Thomas Franko called the meeting of the Planning Board to order at 7:30 P.M.

**Adequate notice** of the meetings of the Planning Board of the Township of Chatham was given as required by the Open Public Meetings Act as follows: Notice in the form of a Resolution setting forth the schedule of meetings for the year 2016 and January, 2017 was published in the *Chatham Courier* and the *Morris County Daily Record*, a copy was filed with the Municipal Clerk and a copy was placed on the bulletin board in the main hallway of the Municipal Building.

**Roll Call**

Answering present to the roll call were Mr. Franko, Mr. Hurring, Mrs. Swartz, Mr. Brower, Ms. Hagner and Mr. Nelson. Mr. Ciccarone, Mr. Travisano and Mr. Murray were absent. Mr. Sullivan arrived a few minutes late.

Also present was Amanda C. Wolfe, Esq.

**Approval of Minutes**

Mr. Nelson moved to approve the minutes of the September 26, 2016 meeting. Mr. Brower seconded the motion, and it carried unanimously.

**Resolution of Approval**

**Zoning Designation for Chestnut Road (R3 vs. R4)**

Mr. Franko provided background on the resolution regarding the zoning designation on Chestnut Road.

Ms. Hagner asked a question on the number of lots in the R3 zone as cited in the resolution. Mrs. Swartz noted that the number refers only to the section of the Township between Meyersville Road and Mountainview Avenue.

Mr. Brower asked if the Board is recommending that the zoning change be made, and if the Board has to say anything to that effect. Mr. Franko said that the resolution is the Board's way of formally suggesting to the Township Committee to make the zoning change. Mr. LaConte indicated that the Board voted at the last meeting to recommend the change, and the resolution formalizes that recommendation.

Mr. Franko opened the floor to comments by the public. Seeing none, Mr. Franko closed the public hearing.

Mr. Brower moved to approve the resolution. Mr. Nelson seconded the motion.

**Roll Call:** Mr. Franko, Abstain; Mr. Hurring, Aye; Mrs. Swartz, Aye; Mr. Brower, Aye; Mr. Ciccarone, Absent; Ms. Hagner, Aye; Mr. Sullivan, Absent; Mr. Travisano, Absent; Mr. Nelson, Aye; Mr. Murray, Absent.

Mrs. Swartz asked for a synopsis of the process moving forward. Mr. LaConte said that the next step will be for the Township Committee to introduce an ordinance to make the zoning designation change. If the ordinance is introduced, the Planning Board will have 35 days to review the ordinance and provide any commentary. Following review by the Planning Board, the Township Committee will have a public hearing on the ordinance prior to a vote on final adoption. Mr. LaConte also said that appropriate notice will be sent out in accordance with statute.

### **Discussion**

Mr. Brower asked that the Township Engineer be requested to provide an update on the High Gate at Chatham project.

Mr. Brower also asked if the Planning Board has ever been asked to comment on proposals for new sidewalks. Mr. Sullivan said that the Planning Board had provided commentary on the Walkway & Bikeway Element of the Master Plan, and he would like to see Board have a bigger conversation about the issue. Ms. Hagner said that the Planning Board had tabled discussion on updates to the Circulation Plan. Mr. Brower opined that it will be extremely dangerous to have a sidewalk on Southern Boulevard from Fairmount Ave to River Road. Mr. Franko asked if such a sidewalk has been proposed, and Mr. LaConte said that the Township Committee authorized a grant application for a sidewalk in that location. Ms. Hagner said that those who review such grant applications want to see the maximum benefit for the proposed location. Mrs. Swartz said that this proposed location does not stem from the Safe Routes to School Committee, and was selected to increase connectivity. She also noted that the proposed sidewalk does not impact any private property. Mr. Brower said that he does not think it is a safe location for a sidewalk. Ms. Hagner commented on the prior discussion on updates to the Circulation Plan and the Complete Streets concept. Mr. Franko added that the County is in the process of updating their circulation plan as well. Mr. Sullivan asked why the Planning Board is not consulted prior to the Township Committee's approval of such grant applications. Mrs. Swartz said that part of the Township Engineer's role is to investigate grant opportunities. Mr. Brower commented on the danger of the bike lanes on Fairmount Ave.

Mr. Sullivan moved to adjourn at 7:51 PM. Mr. Franko seconded the motion, and it carried unanimously.

---

Gregory J. LaConte  
Planning Board Recording Secretary