

**MINUTES  
PLANNING BOARD  
TOWNSHIP OF CHATHAM  
MARCH 20, 2017**

Mr. Jack Hurring called the Regular Meeting of the Planning Board to order at 7:31 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 2017, and January, 2018 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. Hurring, Mrs. Swartz, Mr. Ciccarone, Mr. Franko, and Mr. Nelson. Mr. Brower and Mr. Sullivan arrived late. Ms. Hagner, Mr. Travisano, Mr. Kraweic and Mr. Tarasca were absent.

Also present were Amanda C. Wolfe, Esq, filling in for Board Attorney Steven Warner, and Township Planner Frank Banisch.

**Approval of Minutes**

Mr. Nelson moved to approve the minutes of the January 9, 2017 meeting. Mr. Franko seconded the motion, which carried unanimously with an abstention by Mr. Ciccarone.

**Resolution**

Mr. Hurring said that a resolution needs to be passed to memorialize the authorization for the preparation of a Master Plan Reexamination Report by Mr. Banisch.

Mr. Ciccarone moved to pass the resolution. Mr. Nelson seconded the motion.

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

**Discussion**

**Master Plan Reexamination Report and Resolution of Adoption**

Mr. Banisch presented the draft Master Plan Reexamination Report. He highlighted those items in the report which are amendments to the existing Master Plan. Mr. Banisch also noted updates to various elements of the Master Plan since the last reexamination which was performed in 1999. The installation of historical marker signs around the Township was also noted.

Mr. Franko noted the adoption of a market garden ordinance, and Mr. Banisch said that he would add a reference to the ordinance in the report. Mr. Ciccarone said that the report can also refer to

the Community Garden being run in conjunction with Chatham Borough, as it is located in the Township.

The Township's fiscal prudence was also mentioned in the report. Mrs. Swartz noted that the Township's tax rate is much the same as it was when the current Master Plan was written. Mr. Ciccarone said that since 2007, there were some small incremental increases to the tax rate, however in more recent years there has been a slight decrease in the tax rate.

The Board discussed the section pertaining to tree protection. Mr. Brower also brought up the topic of sidewalk installation.

Mr. Brower asked if a river walk is still part of the Master Plan. Mrs. Swartz said that the Heritage Greenway is cited in the plan.

Mr. Banisch went over the concept of overlay districts. He also discussed updated State regulations.

Mr. Brower discussed generators and solar panels.

Mr. Banisch also reviewed with the Board the proposed ordinance changes listed in the Master Plan Reexamination Report. The Board discussed how to address the request for rezoning the Dixiedale property.

Mr. Banisch discussed redevelopment in currently developed areas. He also said that there should be a procedure protocol when a lot is redeveloped. Mr. Ciccarone said that Mr. Ruschke's office has been enforcing protocols as part of lot grading when lots are redeveloped. Mr. Ciccarone also mentioned a situation on Meyersville Road in which redevelopment on one lot impacted a mature tree on a neighboring lot.

Further discussion was given to Mr. Sloane's tree on Meyersville Road. Mr. Sloane described the installation of irrigation piping on his neighbor's property, which led to the cutting of the roots of a tree on his property.

Mr. Ciccarone addressed the Heritage Greenway, which is discussed in the Open Space Element of the Master Plan. The Heritage Greenway would include various walkways which would connect various open space and recreational properties.

Environmental Commission Chairperson Dot Stillinger addressed the need to have maps associated with the Master Plan.

Ms. Wolfe indicated that the Board does not have to entertain public comment, however the Chairman can elect to do so.

1. Maureen Kelly, 67 Mountain Ave, addressed Snake Hill, and said that she has biked up the hill.

Mr. Franko moved to pass a resolution to accept the Master Plan Reexamination Report as amended. Mr. Ciccarone seconded the motion.

Mr. Banisch reviewed the amendments to the Master Plan Reexamination Report during the meeting.

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

Mr. Ciccarone moved to adjourn at 9:07 PM. Mr. Franko seconded the motion, which carried unanimously.

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Gregory J. LaConte  
Planning Board Recording Secretary