

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
APRIL 4, 2016**

Mr. Thomas Franko called the 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 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, Ms. Hagner, Mr. Saluzzi, Mr. Sullivan, Mrs. Swartz, Mr. Nelson and Mr. Murray. Mr. Brower, Mr. Ciccarone and Mr. Trivisano were absent.

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

Approval of Minutes

Mr. Nelson moved to approve the minutes of the March 21, 2016 meeting and the minutes of the March 21, 2016 Executive Session. Mr. Hurring seconded the motion, and it carried unanimously.

Hearing

Plan: 15-6212-1 REO Development, LLC, 609 Fairmount Ave, Block: 62.12 Lot :1. Minor Subdivision.

Peter Rosen, Esq., representing the applicant, said that changes have been made to the application based on comments from the Planning Board. A patio in the back yard has been added. The need for variances has also been eliminated.

Edward Dec, the engineer for the applicant, said that the comments from Mr. Ruschke in a February review letter and the comments from the last hearing on this application have been addressed. He will also be addressing Mr. Ruschke's review letter dated April 4, 2016. Mr. Dec also said that the variances cited in the February review letter have been addressed.

Mr. Dec addressed the setback distance from the retaining wall. Mr. Ruschke said that the setback distance needs to be twice the height of the wall for any type of wall. As such, a variance is still required for the revised plans.

Mr. Dec also addressed the minimum distance of graded slope away from the foundation. Mr. Ruschke said that the setback is ten feet around the entire structure, not just the rear of the house.

Mr. Dec also addressed the steep slope disturbance.

The Planning Board took a recess at 7:51 PM.

The Board reconvened at 7:59 PM.

Mr. Rosen said that his client did not receive a review letter from Mr. Ruschke until the day of the meeting. Also, the stormwater management plan submitted was not reviewed. Mr. Ruschke said that it was not reviewed because it was not submitted until the day of the meeting.

Mr. Rosen asked for an adjournment until the next meeting so that new plans can be drafted that address the variances in the prior drafts.

The hearing will be carried to the April 18, 2016 meeting.

Mr. Nelson moved to adjourn at 8:02 PM. Mr. Franko seconded the motion, and it carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary