

**MINUTES  
PLANNING BOARD  
TOWNSHIP OF CHATHAM  
JUNE 5, 2017**

Ms. Nicole Hagner called the Regular Meeting of the Planning Board to order at 7:29 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.

Ms. Hagner led the flag salute.

**Oath of Office**

Jude Tarasca was sworn in as an alternate member of the Planning Board. The oath was administered by Attorney Amanda Wolfe.

**Roll Call**

Answering present to the roll call were Ms. Hagner, Mr. Hurring, Mr. Brower, Mr. Ciccarone, Mr. Franko, Mr. Nelson, Mr. Sullivan, Mr. Travisano and Mr. Tarasca. Mrs. Swartz and Mr. Kraweic 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. Franko moved to approve the minutes of the April 17<sup>th</sup> Planning Board meeting. Mr. Nelson seconded the motion, which carried unanimously with an abstention by Mr. Ciccarone.

**Discussion**

**Ordinance 2017-11**

Ms. Hagner provided some background on an ordinance recently introduced by the Township Committee to rezone a portion of the Oak Knoll athletic field.

Mr. Banisch said that he circulated a draft memorandum that the ordinance introduced by the Township Committee is not inconsistent with the Master Plan. Mr. Travisano asked why the Zoning Officer does not make such recommendations. Mr. Banisch said that the Planning Board has jurisdiction to make recommendations regarding consistency with the Master Plan. Administrator Ciccarone said that the change should have been made several years ago during a prior application made by Oak Knoll, and the rezoning ordinance is the cleanest way to resolve matters.

Mr. Ciccarone moved to pass the resolution recommending the amendment to the zoning map. Mr. Travisano seconded the motion.

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

Mr. LaConte noted that the ordinance is on the Township Committee's June 8<sup>th</sup> agenda for public hearing and final adoption. Ms. Hagner noted that Oak Knoll will have an application on the June 19<sup>th</sup> Planning Board agenda.

### Master Plan Updates

Ms. Hagner said that she would like the Board to have a public hearing in the fall on all sections to be updated.

Mr. Franko said that he reviewed the recycling section of the Master Plan. He questioned the purpose of having a recycling section in the Master Plan, and what the section should seek to accomplish. Mr. Ciccarone questioned the need to have a recycling section in the Master Plan, and described the operational side of the Township's recycling program.

Mr. Brower asked if environmental concerns will be addressed in the updates, citing solar panels as an example. He also cited the need for warning lights near the firehouses.

Ms. Hagner suggested that informal discussions on particular sections be held, and that one public hearing be held for the adoption of the whole Master Plan. She also suggested the these discussions be held in September and October.

Mr. Brower suggested that the Township Planner and Township Engineer give suggestions for areas of the Master Plan needing updates before the Board moves forward. Ms. Hagner noted that Mr. Banisch has already submitted a report.

Mr. Hurring said that the approach he has taken in reviewing the Circulation Plan is to take the 200+ pages which were drafted in 2015 and condense it to a more manageable plan.

### Other Business

Mr. Travisano suggested that applications which do not need a full hearing be allowed to have a more administrative hearing. He said that he reached out to Ms. Wolfe to look into the concept. Mr. Banisch said that there is a statute allowing for a site plan & subdivision review committee which would be allowed to take formal action. Mr. Travisano said that some municipalities have used that process. Mr. Ciccarone said that he feels a subdivision should come before the Planning Board. However, he said that the Hickory Square Mall used to have to come before the Planning Board for every change in tenancy until a site plan was approved that covers most such changes.

### Hearing of Citizens

Ms. Hagner opened the floor to the Public.

1. Dan Gaydos, 156 Terrace Drive, asked about an agreement between the Township and the Vernon Grove Condominium Association for parking lot repaving and how it will affect land use in the Master Plan. Mr. Ciccarone explained the general terms of the agreement, and indicated that neither the Association nor the Superior Court have yet approved the agreement. Mr. Gaydos asked about the affordable housing obligation. Mr. Ciccarone said that the Court will decide what the Township's obligation will be, and the Township will have to allow for the opportunity for developers to build affordable housing. The extension of controls at Vernon Grove will count toward the satisfaction of that obligation. Mr. Banisch said that the affordable housing obligation will also be addressed in the Housing Element of the Master Plan.
2. Arlene Driscoll, 145 Terrace Drive, asked about the status of the proposed development and rezoning of Dixiedale. Mr. Ciccarone said that the matter will be discussed at the next Planning Board meeting. Ms. Hagner said that the Board has discussed the matter previously, and encouraged Mrs. Driscoll to attend the June 19<sup>th</sup> meeting for more information. Mr. Ciccarone said that there is a developer who has a contract to purchase the property, and the developer has submitted to the Planning Board a conceptual plan for the development of the site, and has requested that the property be rezoned to facilitate the redevelopment. The developer has not yet formally submitted an application. Mrs. Driscoll asked about environmental concerns related to the redevelopment. Mr. Banisch said that environmental concerns will be addressed as part of the site plan review process. He also said that the developer has discussed building 54 units, while they could potentially build 180 to 270 units if the same density standards were used at this site as for development of affordable housing. Mr. Ciccarone said that the developer is aware of the environmental constraints on the site, and the developer will have to comply with all pertinent environmental regulations. Mrs. Driscoll asked about the current zoning for the property. Mr. Ciccarone said that it is currently zoned for single-family residential use with minimum 2-acre lots.

Seeing no further comment, Ms. Hagner closed the Hearing of Citizens.

Mr. Ciccarone moved to adjourn at 8:11 PM. Mr. Franko seconded the motion, which carried unanimously.

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Gregory J. LaConte  
Planning Board Recording Secretary