

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
JUNE 16, 2014**

Mr. Jack Hurring called the Regular Meeting of the Planning Board to order at 7:40 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 2014 and January 2015 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.

Answering present to the roll call were Mr. Hurring, Mrs. Swartz, Mrs. Abbott, Mrs. Chambers and Mr. Travisano. Mr. Franko, Mr. Brower, Mr. Ciccarone, Ms. Hagner, Mr. McCaffrey and Mr. Saluzzi were absent.

Mr. Hurring noted that Mr. Steven Shaw was filling in as Board Attorney for the evening.

Also present were Mr. Ruschke and Mr. Banisch.

Approval of Minutes

Mr. Travisano moved to approve the minutes of the May 19, 2014 meeting. Mrs. Chambers seconded the motion, and it carried unanimously with an abstention from Mrs. Abbott.

Hearing

Plan: 13-128-14 Robin Traver, 509 Shunpike Road, Block: 128 Lot: 14 Minor Subdivision w/Lot Width Variances

Mr. Peter Lanfrit, an attorney representing the applicant, said that the application is for a minor subdivision to create an additional lot at 509 Shunpike Road. Both lots would exceed the zone requirements; however there are certain bulk variances requested.

Robin Traver, the property owner and applicant, was sworn in to give testimony. Mrs. Traver said that the house was built in the early 1900's, and she acquired the property from her father in 2011. Mrs. Traver's parents had bought the house in 1954, and they had added on to the house. The house is currently occupied by her son, who is acting as a caretaker. If this application is approved, Mrs. Traver plans to sell the lots to a developer. Mrs. Traver testified that the house does not meet today's standards, and would likely be a knock down.

As the house was not centered on the lot, Mrs. Abbott asked about the purpose for which the remainder of the property had been used. Mrs. Traver said that she only ever remembers it being a lawn.

Mr. Travisano inquired about any discussions with prospective purchasers. Mr. Lanfrit said that there are not any prospective purchasers at the moment, and that Mrs. Traver wanted to get approval for the subdivision before putting the property on the market.

Mr. Hurring asked about the rendering of a proposed home on the plans submitted with the application. Mr. Lanfrit said that the renderings are conceptual to illustrate that homes could be built on the proposed lots that would conform to the setback regulations of the R3 zone.

Mr. Shaw said that if the existing home was demolished, that the new home would have to conform to the building envelope established in the application. Mr. Lanfrit said that one of the variances requested is for the existing home to encroach on the front yard setback. He also said that a condition could be imposed that any new structure would be required to conform to the front yard setbacks.

Jim Slate, PE, was sworn in to give testimony. Mr. Slate provided his qualifications, and was accepted as an expert. Mr. Slate presented an engineering drawing of the proposed new lots. The lot area currently is roughly 1.5 acres, and the new lots would be 30,000 Sq. Ft. Mr. Slate also addressed the wetlands on the rear of the property, and said that any potential development would be toward the front of the property.

Mr. Slate further addressed comments raised in a memorandum from Hatch Mott MacDonald. As the current deed states that the property runs to the center of Shunpike Road, approval of the application would require a right-of-way dedication to Morris County. Mr. Slate also addressed recharge, and said that seepage pits were designed to handle stormwater. He also said that the metes and bounds delineation and sewer connection application will be dealt with.

Mrs. Abbott asked about requirements for vegetation in the wetlands. Mr. Slate said that the buffer is a transition area, and the DEP has limits on development in the buffers.

Mr. Christopher Melick, a professional surveyor and public planner, was sworn in to give testimony. He gave his qualifications and was accepted as an expert. Mr. Melick addressed the variance for the existing front yard setback. Mr. Lanfrit asked Mr. Melick to comment on why one lot will be wider than the zone requirement with the other being less wide. Mr. Melick said that it was not possible to keep both lots totally conforming, therefore he opted to split the lots evenly in terms of total area. Mr. Melick also described the general neighborhood where the property is located. Mr. Melick's study of the area showed that the properties would be consistent with the other residential lots in the zone.

Mrs. Chambers asked about the widths of the neighboring lots. Mr. Melick provided width information on the lots immediately to the east. Mr. Melick also addressed side yard setbacks and potential house sizes.

Mr. Banisch said that this application would complete the neighborhood.

Mrs. Chambers commented that this application took a long time to come before the Board. Mr. Lanfit said that they made an effort to have as much information as possible before coming to the Board.

Mr. Hurring asked if a site visit was necessary. Mr. Banisch said that he did not feel it was required in this case.

Mrs. Abbott said that she does not think that the driveway would not necessarily need to be relocated, and that the spruce trees slated for protection could potentially be replaced with a different type of tree of greater environmental value.

Mr. Travisano made a motion to approve the application with variances subject to the conditions in the memorandum from Hatch Mott MacDonald, lot grading requirements, deed of dedication to Morris County, submittal of metes and bound description, that it be subject to Township Committee approval of a sewer connection, and that setback standards be complied with if the existing house is demolished for a new house to be built. Mrs. Swartz seconded the motion.

Roll Call: Mr. Franko, Absent; Mr. Hurring, Aye; Mrs. Swartz, Aye; Mrs. Abbott, Aye; Mr. Brower, Absent; Mrs. Chambers, Aye; Mr. Ciccarone, Absent; Ms. Hagner, Absent; Mr. Travisano, Aye; Mr. Saluzzi, Absent; Mr. McCaffrey, Absent.

The approval will be memorialized at the next meeting.

Mrs. Abbott moved to adjourn at 8:50 PM. Mrs. Chambers seconded the motion, and it carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary