

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
AUGUST 21, 2017**

Ms. Nicole Hagner called the Regular 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 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 Ms. Hagner, Mr. Hurring, Mrs. Swartz, Mr. Brower, Mr. Nelson, Mr. Sullivan, Mr. Travisano and Mr. Kraweic. Mr. Ciccarone, Mr. Franko and Mr. Tarasca were absent.

Also present was Board Attorney Amanda Wolfe, Township Engineer John Ruschke and Township Planner Frank Banisch.

Approval of Minutes

Mr. LaConte said that he received some edits to the final section of the August 7, 2017 minutes from Ms. Wolfe.

Mr. Brower had a question about the minutes, and said that he does not recall the attorney being asked to provide legal advice. He also said that his comments at the last meeting were meant to encourage the Planning Board members to, as private citizens, encourage the Township Committee to move forward with a rezoning ordinance for the Dixiedale Property. Mr. LaConte said that Ms. Wolfe's comments should be reflected in the minutes, regardless as to whether or not they were directly solicited. Mr. Brower opined that the Board Attorney should only offer legal advice when it is requested. Ms. Hagner disagreed that the legal advice was unwarranted.

Mr. Nelson moved to approve the August 7, 2017 minutes as amended. Mr. Brower seconded the motion. The motion carried unanimously, with abstentions by Mr. Sullivan and Mr. Travisano.

Ms. Hagner announced that the initial discussion of draft of potential ordinance to rezone Dixiedale Farm will not be discussed at this meeting. She said that the ordinance will originate with the Township Committee, and will be sent to the Planning Board for review. Mr. Brower asked if the ordinance will only deal with Dixiedale, or if it will deal with affordable housing as well. Mr. Sullivan said that the ordinance will address if the affordable housing component will be onsite or offsite. Mr. Brower said that he has a conflict of interest on this matter, but would like to participate in the discussion. Ms. Hagner said that the Board Attorney's opinion can be

sought about conflicts of interest, and Mr. Brower would at least be able to participate in the discussion as a member of the public rather than as a Board member.

Mr. Sullivan said that the Board has been asked by the Township Committee to discuss sub-grade garages, as well as Morris County's plans for changes to traffic patterns on Shunpike Road between Green Village Road and Southern Boulevard. Ms. Hagner suggested that a subcommittee review these two matters. She also asked if the Planning Board would normally get involved in something like the County's plans for Shunpike. Mr. Sullivan said that a Planning Board review is consistent with comments that have been made previously regarding sidewalks. He also said that the County has authorized funding for the project, and is waiting for the Township to approve its share of the funding.

Board Review of Proposed Addition at Chatham High School

Mr. Travisano asked if the School District of the Chathams (SDOC) has filed a long term planning document for review. Ms. Hagner said that no such plan has been submitted during her time on the Board. Mr. William Bannister, an architect representing the SDOC, said that such plans pertain to other municipal-type things. Dr. LaSusa, the Superintendent, said that the District submits such a document to the State Board of Education.

Mr. Bannister provided an overview of the addition planned for Chatham High School. The building will be 75,000 square feet, and will be offset from the High School. The building will have offices for the SDOC's administrative staff. A current access road on the property will remain. Mr. Bannister said that stormwater management was also addressed in the plan. The building is designed to blend in with the school.

Mr. Travisano asked if the design allows for a second level to be added at a later time. Mr. Bannister said that the potential for a second level has been accounted for in the choice of steel for the building.

Mr. Bannister discussed with the Board the items in a review memo from Mr. Ruschke's office. He noted that test pits are addressed. Mr. Ruschke addressed the DEP requirements and the Morris County Soil Conservation District's review of the plans. Beth Kenderine addressed the construction plans which were submitted.

Mr. Ruschke said that the SDOC still has several pending projects that have TCO's, and final CO's need to be issued before those projects can be closed out. He asked the School District to request final inspections so that those projects can be deemed complete.

Mr. Ruschke went through the comments in a memorandum he had issued and how they have been addressed. He asked how the parking lost due to this project will be addressed. Mr. Bannister said that there is a red barn on the property not currently being used, and that location will be used to expand the available parking. Mr. Bannister also noted that student parking is based on a lottery system, and there may be a lower availability of parking for students. Dr. LaSusa also addressed student parking, and said that the overflow is directed to the Colony Pool lot.

Mr. Ruschke asked about lighting, and Mr. Bannister said that lighting is now addressed in the plan. Mr. Brower asked about the need for lighting, and Mr. Ruschke said that sidewalks are

required to have proper lighting. Mr. Bannister said that the lighting will be wall mounted. Mrs. Swartz asked about the location of the sidewalk. Mr. Bannister said that the sidewalk will be next to the building, and the drive will be shrunk slightly.

Mr. Ruschke asked about grading near the building, and Mr. Bannister noted that there will be the proper minimum slope.

Mr. Brower asked about the increase number of people in the building. Mr. Banisch asked if the available parking will be adequate for the maximum staffing levels in the building. Dr. LaSusa said that some staff will have their parking available closer to Lafayette Avenue School in order to accommodate the amount of parking needed for the addition. The staff in the addition will be district staff rather than High School staff. Mrs. Swartz asked about handicapped parking, and Dr. LaSusa said that more than enough will be available. Dr. LaSusa also noted that there will be a need for visitor parking, and six spots will be designated as visitor parking for the new addition.

Ms. Hagner addressed the comment in Mr. Ruschke's memo about landscaping, and said that she does not think any special recommendations are necessary.

Mrs. Swartz asked about connectivity from Lafayette Avenue School to the new administrative building. Mr. Bannister said that an existing sidewalk will be extended for access. Mrs. Swartz also asked about security, and if this building will create a hiding spot. Mr. Bannister said that there will be security cameras.

Mr. Brower asked if the Police Department or the Fire Department have reviewed the plans. Ms. Hagner said that they received the plans, but no comments have been received from them.

Mr. Nelson asked why the SDOC planned the building to be 7500 square feet, and if all that space is needed. Dr. LaSusa said that planning began with assessing the District's need, not with a square footage number.

Mr. Sullivan asked about an emergency management plan, and said that the chiefs should review the plans. Dr. LaSusa said that he does not anticipate any changes to the building egress plans. Ms. Hagner said that the Board should recommend that the District ensure that the emergency management plan is updated to accommodate the new structure.

Mr. Brower asked if the Board should evaluate the need for the new structure. Ms. Hagner said that the Board can only evaluate the application, not the need for it. Mrs. Swartz asked if notice has been served to residents who are impacted by the proposal.

Mr. Travisano asked when construction is planned. Mr. Bannister said that construction is planned to commence within the next two months. Mr. Travisano asked if there is a plan for student traffic during construction. Mr. Bannister said that there will be a fenced-in area, and the contractor will not have access into the High School during the hours when students are there. The fencing will not affect the egress from the High School. Construction is expected to be complete in May or June. Mr. Bannister also noted that recommendations can be incorporated into the plans.

Ms. Wolfe asked if the Board wants to adopt a resolution or draft a letter to convey recommendations. Ms. Hagner said that the Board usually sends letters in a matter such as this.

Ms. Hagner opened the floor to the public to ask questions.
Seeing no public comment, Ms. Hagner closed the public comment.

Ms. Wolfe said that she will draft a letter regarding the Board's recommendations, and a copy will be provided to the School District.

Hearing of Citizens

Ms. Hagner opened a Hearing of Citizens.
Seeing no public comment, Ms. Hagner closed the Hearing of Citizens.

Mr. Nelson moved to adjourn at 8:32 PM. Mr. Travisano seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary