

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
SEPTEMBER 14, 2020**

Mr. Franko 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 2020, and January, 2021 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. Franko, Mrs. Ewald, Mr. Hoffmann, Mr. Kelly, Mr. Nelson, and Mr. Sheth.

Mrs. Ozdemir, Ms. Hagner, Mr. Coviello, and Mr. Tarasca were absent.

Also present were Township Planner Frank Banisch, Engineer John Ruschke, and Attorney Amanda Wolfe in place of Board Attorney Steve Warner.

Mr. Nelson moved to excuse those absent. Mrs. Ewald seconded the motion, which carried unanimously.

Selection of Chairman

Mr. Franko said that due to the resignation of Mr. Travisano from the Planning Board, a new chairman for the remainder of the year needs to be selected.

Mr. Kelly nominated Thomas Franko as Chairman for the Planning Board for the remainder of 2020. Mr. Nelson seconded the motion.

Roll Call: Mr. Franko, Aye; Mrs. Ozdemir, Absent; Mrs. Ewald, Aye; Ms. Hagner, Absent; Mr. Hoffmann, Aye; Mr. Kelly, Aye; Mr. Nelson, Aye; Mr. Sheth, Aye; Mr. Coviello, Absent; Mr. Tarasca, Absent.

Selection of Vice-Chairman

With the selection of Mr. Franko as Chairman, a vacancy was created in the Vice-Chairman position.

Mr. Kelly nominated Glen Nelson as Vice-Chairman for the Planning Board for the remainder of 2020. Mrs. Ewald seconded the motion.

Roll Call: Mr. Franko, Aye; Mrs. Ozdemir, Absent; Mrs. Ewald, Aye; Ms. Hagner, Absent; Mr. Hoffmann, Aye; Mr. Kelly, Aye; Mr. Nelson, Aye; Mr. Sheth, Aye; Mr. Coviello, Absent; Mr. Tarasca, Absent.

Approval of Minutes

Mr. LaConte noted that revisions to the minutes of the August 17, 2020 were received from Mr. Banisch late this evening. Approval of the minutes was deferred to the next meeting.

Resolutions

Application PBA-20-003 (August 6, 2020) Southern Boulevard Urban Renewal, LLC 401 Southern Blvd., Block 48.16 Lot 117.27 Amended minor subdivision

Mr. Nelson moved to approve the memorialization resolution for Application PBA-20-003. Mrs. Ewald seconded the motion.

Roll Call: Mr. Franko, Aye; Mrs. Ozdemir, Absent; Mrs. Ewald, Aye; Ms. Hagner, Absent; Mr. Hoffmann, Aye; Mr. Kelly, Aye; Mr. Nelson, Aye; Mr. Sheth, Aye; Mr. Coviello, Absent; Mr. Tarasca, Absent.

Master Plan Consistency Review – Ordinance 2020-16

Mr. Franko announced that the Master Plan Consistency had been carried to allow the Township Committee to complete its actions.

Mr. LaConte noted that the next meeting of the Planning Board is scheduled for September 21, 2020 assuming that there are items for an agenda. Mr. Hoffmann asked if the Planning Board would need to discuss the item that was pulled from this evening's agenda, and Mr. LaConte pointed out that the Township Committee will not have had a chance to reintroduce the ordinance before the next Planning Board meeting. Ms. Wolfe said that there were certain inconsistencies that needed to be addressed and, therefore, once the ordinance had been reintroduced, it would then come to the Board for a Master Plan Consistency Review. Mr. Banisch confirmed that the reintroduction of the ordinance would not delay the Township meeting its obligations per the Court's schedule in the Affordable Housing Declaratory Judgment action.

Announcement

Mr. Kelly announced that following the resignation of Mr. Travisano, Mr. Coviello has been appointed as a full member of the Planning Board. Mr. Coviello will be sworn in at the next meeting.

Discussion

Mr. Kelly stated that he would like to see the Planning Board discuss a Master Plan Review this year. Mr. Franko said that he believes that a draft Circulation Plan update is ready for review. Mr. Banisch said that a Circulation Plan was reviewed, however updates were never formally made. Mr. Banisch also said that he believes that Mr. Kelly was referring to the need to review all elements to see where updates are needed. He noted the potential need to review the Land Use Plan to reconcile the Township's trend toward single-use zoning with the State's principle for mixed use zoning in areas like the Hickory Tree district. Mr. Banisch also commented on the

Complete Streets concept that was proposed for the Circulation Plan. He further noted that the State Plan references should be easy to update in the Township's Master Plan.

Mr. Franko asked if a subcommittee should be assigned to work with Mr. Banisch on the updates. Mr. Banisch said that having a subcommittee would help him create a better product before the whole Planning Board reviews potential updates. Mr. Hoffmann spoke in favor of having a subcommittee, as Board Members who are residents can offer knowledge based on their experience living in the Township. Mr. Franko and Mr. Nelson volunteered to serve on the subcommittee.

Mrs. Ewald asked if the subcommittee could include non-members. Mr. Banisch said that public input is important and valuable, however an official subcommittee should only include Board members. Ms. Wolfe concurred.

Mr. Kelly said that Open Space Committee chairman Joe Basralian has prepared updates to the Open Space Element, and it is believed that updates need to be adopted by the end of the calendar year for the Township to remain eligible for Green Acres grants. Mr. Franko suggested that the Open Space Element be discussed at the first October meeting. Mr. Hoffmann said that he will be sure to have the updates prepared by Mr. Basralian distributed to the Board and Professionals.

Mrs. Ewald asked about the procedures for updating the Master Plan. Ms. Wolfe said that an informal review can be held before the formal public hearing. Mr. Banisch added that having an informational meeting before the public hearing can give the Board time to digest comments before taking action.

Mr. Hoffmann said that Mr. Basralian should be included when further updates are made to the Open Space Plan.

Mrs. Ewald noted that there are two vacancies on the Planning Board, and those interested in serving on the Board can turn in a leadership form to the Township Clerk. Mr. LaConte noted that the forms are requested to be turned in by September 18th.

Mr. Nelson moved to adjourn at 7:59 PM. Mr. Kelly seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary