

SPECIAL MEETING MINUTES

December 7, 2005

BOARD OF ADJUSTMENT

TOWNSHIP OF CHATHAM

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Chairman, Mr. Dalziel, was late; Mr. Pizzi started the meeting at 7:30 p.m. and read the Statement of Compliance into the record.

ROLL CALL

At roll call, the following were present:

Mr. Dalziel, Chairman
Mr. Cooney
Mr. Pizzi
Mrs. Nelson
Mrs. Hough
Mr. Godwin

Mr. Lewis Wilson, Board Attorney
Mr. Schommer, Board Engineer
Mr. Frost, Consulting Board Engineer
Mr. McGroarty, Planner
Mrs. Tsimboukis, Recording Secretary

Absent

Mr. Benton

2006 Meeting dates schedule

Mr. Dalziel proposed to change the June 22nd meeting date to June 15th and June 7th respectively. Due to Thanksgiving change the November 23rd meeting November 16th and November 8th respectively.

Site visit changes from: April 1st to April 8th, July 1st to July 8th, September 2nd to September 9th, December 2nd to December 9th.

RESOLUTIONS OF MEMORIALIZATION

CHATHAM CARE - KING JAMES CARE CENTER

415 Southern Boulevard
Block: 48.16 Lot: 118

#01-48.16-118

The Board of Adjustment memorialized the annexed Resolution for an extension of time for final site plan approval with conditional use, "D (3)" type variances for King James Care Center of Chatham, on motion by Mr. Pizzi and seconded by Mr. Cooney.

A roll call vote was taken. Those in favor: Mr. Dalziel, Mr. Cooney, Mr. Pizzi, Mrs. Nelson, Mrs. Hough. Those opposed: None. Those abstained: Mr. Godwin

MR. & MRS. PIZZI

158 Spring Valley Road
Block: 139 Lot: 12

#05-139-12

The Board of Adjustment memorialized the annexed Resolution for approval of front yard setback and height variances in connection with the construction of various additions, for Mr. & Mrs. Pizzi, on motion by Mrs. Hough and seconded by Mrs. Nelson.

A roll call vote was taken. Those in favor: Mr. Dalziel, Mr. Cooney, Mrs. Nelson, Mrs. Hough. Those opposed: None. Those abstained: Mr. Pizzi, Mr. Godwin.

ST. HUBERT'S GIRALDA FARMS

575 Woodland Avenue
Block 142 Lot 4.01

#04-142-4.01

Glen Geiger, attorney of the applicant stated this is a continuation from the last meeting of October 12th. Mr. Schommer, licensed professional engineer of the applicant has submitted an additional set of revised plans which will be presented. The applicant is seeking preliminary site plan approval as well as the conditional use variance, and the signage and parking variances.

Mr. Dalziel asked for clarification of all the different memo dates.

Mr. Schommer discussed the issues in the review memo. The first item was revising the calculation for parking spaces. The parking required is based on the ordinance requirement of one space for 100 square feet. The parking demand is appropriate for this use and the applicant has provided testimony about the number of spaces needed is adequate.

The letter of interpretation was issued verifying the location of the wetlands and also transitional waiver to modify wetlands was also approved. Additional plantings were added between Woodland Avenue and the basin to provide screening.

With regard to a gate, a specific gate hasn't been selected, a chainlink fence is currently around most of the property and the new gate will be similar to the gate currently used.

Questions were asked regarding the sign dimensions and sign details. Mr. Dalziel asked if there were any other sign variances besides the sign variance on the street. Mr. Geiger stated the applicant needs variance because of the size of the signs. Mr. Geiger stated the existing sign on Woodland Avenue will be replaced by the proposed sign. The entrance sign is important to have at the main entrance for identification, the building sign is hard to see from the road. The measurements will be provided for the existing sign.

Mr. McGroarty, Township planner, questioned the landscape plan, and the note indicating the defer on the actual quantities of plantings until final. Mr. Geiger stated the note was to provide flexibility, the plants are identified, and the plans are specific in terms of what and where plants are going.

Mr. Frost, consulting board engineer, addressed his memo from the last meeting for Mr. Schommer's response. All except for two of Mr. Frost's comments were addressed and responded to by Mr. Schommer. Two of the issues which need to be addressed are the wastewater management plan and roof drainage. Mr. Wilson indicated the municipal waste water management plan requires an endorsement by the municipality to go forward. Mr. Wilson indicated having the storm water management system be signed off by professionals before any approvals are given.

Mr. Schommer did not respond to the roof drainage calculations. Mr. Frost needs the run off calculations requested in his memo. (#10, 2nd paragraph)

Mr. Cooney addressed his concern regarding the ground elevation being the same elevation as the concrete slab and does not comply with code. Mr. Schommer replied that the grading was changed to slope away from the building.

Mr. Wilson requested that Mr. Frost provide a copy of his report to the board.

Julia Sommers, Director of the Great Swamp Watershed Association asked Mr. Schommer if the approval can be received for storm management under the category and asked if he has applied for approval. Mr. Schommer replied that he has applied for it and has not received final approval. Ms. Sommers asked if he responded to their letters. Mr. Schommer stated he has a letter and is responding to their comments. Ms. Sommers stated that the letter was written many months ago. Ms. Sommers noted that Mr. Schommer hasn't responded to their requests.

Dorothy Stillinger, Chatham Township Chair of Environmental Commission asked if any thought was given for alternative designs for the project that would give all the functionality of the proposed plan but not cover so much. Mr. Geiger replied no, St. Huberts went through extensive program review with the architect to determine their needs to come up with the proposed design.

Mr. Dalziel indicated the continuation of the special meeting will continue on January 11th.

JOHN GALIHER

05-38-42.04

9 Sycamore Drive

Block: 38 Lot: 42.04

Mr. Osmun, attorney for applicant, discussed the neighborhood key plan dated November 11, 2005 which shows the distance between the Galiher home and the Schindler residence. The pool is 158 feet from the Schindler residence and the patio is 138 feet from the Schindler residence. After the last meeting the applicant would meet with Mr. Schindler to come up with a landscaping plan to screen his house from the pool. Mr. Osmun showed photos taken after the last meeting of the landscape design. Photos marked A-20a, A-20b.

Mr. John Galiher was sworn in. The photos were taken approximately three days after the 11/9th meeting, on or about 11/12th. Mr. Galiher indicated he met with Mr. Schindler and they discussed the plans at length. Mr. Schindler agreed to the revised landscaping plans and didn't have any problems with the proposed plan.

The meeting was opened to the public for questions or comments. There being none, the meeting was closed to public.

Mr. Pizzi moved to grant the variances sought, seconded by Mr. Cooney.

A roll call vote was taken. Those in favor: Mr. Dalziel, Mr. Cooney, Mrs. Hough, Mr. Godwin, Mrs. Nelson, Mr. Pizzi. Those opposed: None.

NEW CINGULAR WIRELESS

Shunpike Road

#05-84-3

Block: 84 Lot: 3

Minutes will be transcribed by Cingular Wireless and sent to the board directly.

Mr. Godwin moved to adjourn the meeting at 11:00 p.m. seconded by Mrs. Hough.

Respectfully submitted,
Harriet Grabas