

The April 19, 2004 regular semi-monthly meeting of the Township of Chatham Planning Board was called to order by Chairman Bill McCutcheon at approximately 7:30 p.m. The Open Public Meetings Act Statement was read into the record. The agenda included Rolling Hill, Gunn, Oak Knoll, Valle Estates, Master Plan goals, Woodland Fields meeting announcement and Van Fossen.

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Roll Call

Those present were Mr. McCutcheon, Mr. Jacobson, Mr. Browne, Mr. Caprioglio, Mr. Cashman, Mr. Ciccarone, Mr. Cohn, Mrs. Chambers, Mrs. Fair and Mrs. Hoag. Donald Malehorn, Esq., Planning Board attorney, Marshall Frost, Planning Board engineer and Michael Bennett, Township engineer were also present.

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Minutes

Regarding the minutes of March 15, 2004, Mrs. Hoag indicated an omission of the word “was” on page 8, last sentence in the first paragraph. Mrs. Hoag then moved to accept the minutes as revised and Mr. Caprioglio seconded, with all in favor.

Regarding the minutes of March 29, 2004, Mr. Browne noted that the correct spelling of his name was “B-r-o-w-n-e” and asked that it be reflected in the minutes as such. Mr. Cohn stated the correct spelling of the attorney’s name for Novick/Hagner is “D-a-i-n-e-s”. With these changes duly noted, Mrs. Hoag moved to accept the minutes and Mr. Caprioglio seconded, with all in favor.

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Applications

Rolling Hill at Candace

Mr. McCutcheon advised the Board that a letter had been received from the applicant requesting an extension until May 4, 2004. Mrs. Fair moved to grant the extension and Mrs. Hoag seconded, with all in favor.

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Gunn

Mr. Frost reported that a request was made by the applicant for a waiver from the EIS. Mr. Frost stated the applicant was requesting an informal hearing with the Board to discuss the requested EIS waiver. Mr. McCutcheon will follow up with Mr. Frost and Mr. Malehorn regarding the scheduling of the informal hearing.

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Oak Knoll

Barry Osmun was present on behalf of the applicant with engineer Chuck Thomas to present a revised plan showing the relocation of the ornamental fence. Mr. Thomas, who was previously sworn in, indicated the ornamental fence on the plan was proposed to be moved 120' back on the northerly side of the parking lot. On the southerly side of the parking lot, the fence was proposed to be moved back about 100' between the fields and the woods. Additional shrubbery was added to the southerly and northerly side of the parking lot as a visual buffer. All the fencing in front of the "pink" area on the plans will be removed; the "yellow" area will remain and there will be a gate. Full access to the parking lot will be maintained. Mr. Thomas proposed a black chain link fence on part of the property that is not planned for installation at this time, but requested permission to install the fence at a later date.

Mr. Browne stated on the southern portion of the property there was part of the drainage system that seemed close to where people might walk and thought it presented a safety hazard; Mr. Thomas indicated it was a slope and a person would have to walk in 25' into the Oak Knoll property to be concerned with this area. Mrs. Fair referred to a planted berm near the wetlands area and commented on this as an improvement. Mr. McCutcheon asked about the chain link fence acting as a screen and creating a dam; Mr. Thomas noted that in area of wetlands or existing drainage from the property, the fence will be raised 6-8".

The Board discussed the existing ornamental fence. Some Board members stated that with the landscaping and time, the fence has become more palatable. Mr. Bennett stated that on walking through the property, he noted many lacrosse balls had been lost off field and suggested that the applicant may in the future rethink the placement of the proposed future chain link fence to contour more to the playing area to eliminate the loss of equipment.

Mr. McCutcheon stated that there were two options in front of the Board: one was to make a motion to approve the fence as it was with approval for future continuation of the chain link fence around the west, southwest and southern end of the property; and one was to make a motion to approve the new location of the fence (back from the road) presented by the applicant at the evening's presentation. Mrs. Fair stated the new plan for the fence with the landscaping was more satisfactory in her opinion. Mr. Ciccarone made a motion to accept the fence as it currently stands; there was no second. Mr. Ciccarone then made a motion to accept the amended plan for the fence as submitted and to grant the adjustment of the chain link fence to contour the fields (inside the property line) with notification of the Township engineer and Mr. Jacobson seconded. At roll call, all members present voted, "yes".

Member of the public Joseph Matriciano, made comments relative to the discussion. Mrs. Fair clarified access by emergency services; Mr. Thomas stated accessibility was provided. Ponding on the southern edge of the property was discussed. Mr. Thomas stated it fluctuated and they have observed the ponding and continued monitoring was necessary. Mr. Thomas stated there was drainage for the ponding area, which existed prior to the work. Mrs. Hoag stated neighbors had testified at the Township Committee meeting to increased ponding since the time of construction. Mr. Bennett explained the process of gathering data and the modifications that could be made once the data could be reviewed.

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Valle Estates

Barry Osmun, attorney for the applicant, Susan Berninger and Ed Caballero were present on behalf of the applicant. Mr. Osmun asked that a status report could be presented and said significant progress had been made including work on the public offering statement.

Mr. Caballero of Schoor DePalma was sworn in and stated the applicant had submitted a number of documents to Mr. Frost and Mr. Bennett including a complete NJ DEP treatment works packet, revised infiltration calculations, revised landscape plan, revised sequence of construction, an architectural pool house plan for review, a set of velocity calculations for a roof leader system, a schematic irrigation plan and revised maintenance and operations manual data. The landscape plans were revised to consolidate the plans the Board had seen, including the plan for mitigation for tree removal. Mrs. Hoag asked about the sanitary sewer system; Mr. Caballero responded that a revised sewer capacity analysis had been submitted in addition to an off-site sanitary improvement plan. Mr. Bennett concurred that the sanitary sewer system plan is acceptable. Mr. McCutcheon asked Mr. Bennett about landscaping; Mr. Bennett stated that this area was in the recharge area for drinking water and only the cleanest water (roof) would be infiltrated. Mr. Bennett continued that soil improvement

and other modifications would suffice in place of mitigation. A comparison between the calculations and the landscape plan must be made.

There was brief discussion about a temporary sales trailer plan submitted. Mrs. Fair expressed concern about the selection of trees for the property; Mr. Caballero responded that that would be reviewed. Following additional discussion, Mrs. Fair moved to grant an extension through May 17, 2004 with a hearing May 3 and Mrs. Hoag seconded, with all in favor.

Woodland Field Meeting Announcement

Mrs. Hoag read a notice that there would be a joint meeting of the Planning Boards of Chatham Borough and Chatham Township on the proposed plan for the Woodland Fields. This special meeting will be open to the public and held on May 19, 2004 at 7:30 p.m. at the Chatham Middle School.

Master Plan Goals and Strategies

Mrs. Fair distributed a copy for review of the Master Plan Goals and Strategies by the Master Plan Subcommittee last year. Mrs. Fair said there were questions raised regarding the proposed residential limits in the business district and the neighborhood characteristics, and consensus was not reached on those subjects. Mrs. Fair suggested that during the year, reviewing these items and getting consensus on them, if possible, would allow the Board to consider amending the Master Plan or delaying that until the reexamination of the Master Plan next year. This process will help with the required reexamination and be helpful to the newer Board members. Mrs. Fair stated she felt it was necessary to have a planner review this too. There was discussion on the streetscape and lighting of the business district and Mr. McCutcheon will discuss this with Mr. Frost. The Board also discussed the concept of

large houses being developed on lots formerly occupied by smaller homes and this discussion will be continued.

Van Fossen

Property owner Mark Van Fossen and engineer Paul Fox were present to request a development permit for the property located at 26 Loantaka Lane in Chatham. The development permit is required because a portion of the property is within the 100-year flood plain as shown on the FEMA maps. Mr. Fox presented Exhibit A, which was previously submitted and showed Mr. Van Fossen's property with the existing home and two proposed additions. One addition is near the pool and the other is in the area marked Flood Zone A on the FEMA map.

Mr. McCutcheon asked if the applicant had knowledge of Hurricane Floyd's impact on the stream; Mr. Fox had no information. Mrs. Fair asked about the additions; Mr. Van Fossen described the additions as updates.

Mr. Bennett reviewed this application and is satisfied with the application. Mr. Bennett stated that Article 10 of the Township ordinance requires any lot that has any special flood area on it must have a development permit. Mr. Bennett advised Mr. Fox to research the property and the topographical areas, which was done. Mr. Bennett stated that in a flood plain, the lowest floor of a house must be 1' above the elevation of the flood plain line. Mr. Bennett stated that the elevation is 257' of the flood plain and the elevation around the foundation of the house is approximately 260'-261' and the first floor elevation is 263'. The house is deemed to not be in an area of special flood hazard and not subject to the very restrictive requirements and is conforming to the ordinance. The lot-grading plan is pending. Being adjacent to an area of flood hazards, Mr. Fox has recommended measures including backup power for the sump pump and the ability for the foundation to withstand appropriate hydrostatic pressures.

Mr. Ciccarone moved to grant the development permit and Mrs. Hoag seconded, with all in favor.

There being no further business, the Township Planning Board Meeting of April 19, 2004 was adjourned.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary