

The May 3, 2005 semi-monthly meeting of the Township of Chatham Planning Board was called to order at approximately 7:30 p.m. by Chairman Joel Jacobson. The Open Public Meetings Act Statement was read into the record. The agenda for the evening included Hickory Tree Shopping Center and the Conservation Element of the Master Plan.

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Roll Call

Board members present included Mr. Jacobson, Mr. Brower, Mr. Browne, Mr. Caprioglio, Mrs. Chambers, Mr. Ciccarone, Mr. Hartford, Mr. Miller and Mrs. Martinez. Also present were Donald Malehorn, Esq., Planning Board attorney, Michael Bennett, Township Engineer and Frank Banisch, Planning Board Planner.

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Minutes

Mr. Browne moved to accept the minutes from the April 4, 2005 meeting and Mr. Brower seconded, with all in favor.

Mrs. Chambers moved to accept the minutes from the April 18, 2005 meeting and Mr. Caprioglio seconded, with all in favor.

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Hickory Tree Shopping Center

Elliot Warm was present on behalf of the applicant with the site engineer and traffic expert on an application for amended final site plan. Mr. Warm asked if the Board would consider granting the waivers outlined; Mr. Brower moved to grant the waivers as requested and Mr. Browne seconded. All members voted “yes”, except Mr. Hartford, who voted “no”.

Thomas Pugsley, site engineer, was sworn in and qualified and then presented Sheet #3 of the site plan for review. Mr. Pugsley stated that the proposal would leave the building intact and improvements would be made to the parking lot. Mr. Pugsley indicated that the property was to be reduced in size from 6.39 acres to 6.26 acres because of a dedication to Morris County. The proposed plan has the same two access points: the northern one will be modified to create better flow and turning; the southernmost access on Southern Boulevard will remain the same and the northern access point on Southern Blvd. is being improved. Regarding the driveways exiting onto Green Village, Mr. Pugsley stated the driveway aprons have been widened and the driveway shifted 6’ to the north. While a left turn is still permissible onto Green Village Road, no left turn will be permitted from the lower lot. The main change to the northern parking field was the shift of the parking spaces 90 degrees and the creation of a loop around the perimeter with spaces in the middle.

Crosswalks have been added in stamped concrete (to be changed to brick) at the northern access point on Southern Boulevard and a crosswalk on the southern access on Southern Boulevard and rumble strips will be added. Mr. Jacobson asked if the applicant was willing to comply with points 4.1 and 4.2 outlined in a memo from Mr. Ruschke dated April 18, 2005; the applicant agreed to comply. There will be a 6’ wide fire lane. Mr. Barry Howard of the Fire Department will be asked for comment. Other areas will have 2’ “no parking” striping where a

parked car would limit fire engine access (northern side). Mr. Sal Davino was sworn in and agreed to comply with Barry Howard's letter.

Mr. Davino's attorney also stated that he had not received the letter from the Tree Protection Committee until the meeting. The Tree Protection Committee requested that tree diamonds be considered; Mr. Davino stated that he felt the trees would not survive. At an informal vote of the Board after discussion, three members were in favor of the diamonds and six members were against tree diamonds. Mr. Davino stated he would add additional shade trees along the perimeter of the property. Mr. Bennett stated there was a 2-year guarantee regarding the trees and Mr. Davino stated he would give an extra year's guarantee. There was also discussion of a shopping cart corral; Mr. Davino stated ShopRite was not interested, but at the Board's request, Mr. Davino agreed to include two cart corrals in front of ShopRite and to the right of the store. Mr. Brower asked about the installation of a perimeter watering system; Mr. Davino stated he used the services of a watering truck two times a week as needed.

Regarding storm water, a written response to the storm water letter from Mr. Ruschke will be submitted. The applicant stated the only area of concern was item 3; all other items will be worked out with Mr. Ruschke. Regarding sequence of events, the township engineer will meet with Mr. Davino and his professionals prior to construction. The applicant will provide an overall construction sequence at the next meeting.

Mr. Frank Cosentino, Vice President for Fidelity Management, was sworn in to give testimony regarding the signs. Mr. Cosentino stated that the proposed freestanding sign located on Shunpike and Southern Boulevard, and a duplicate on Green Village Road and Shunpike Road, required a variance. Mr. Cosentino described a sign that was ground lit for visibility in the

evening hours. The third sign requested is a monument sign that is internally lighted. Mr. Brower suggested a pylon sign that listed each of the retailers within the center.

Elizabeth Dolan, traffic expert, was sworn in and qualified. Ms. Dolan stated that the access point at Green Village Road was the area of most concern. Ms. Dolan stated the driveway has been defined, allowing for a separation of left and right turns. The new plan allows for a 24', two-way circulation aisle to connect the lower parking area with the main driveway. Ms. Dolan felt that the movement from lower lot to the queue (turning left) was a low volume usage and "no left turn" signage would be appropriate. Ms. Dolan also stated, in her opinion, that left turns from the main lot to the lower lot were acceptable as that was also a low volume maneuver. The Board agreed that this would be considered in the approval process, with the idea that if it becomes a problem, it can be revisited. There will be a new sidewalk connecting the lower and upper levels. Mr. Browne asked if the letter from the police department regarding signage had been considered; Ms. Dolan stated she hadn't seen the letter. After review, Ms. Dolan stated that the review was of old plans, but Ms. Dolan stated the signs would be incorporated.

In summary, the applicant will return on May 16, 2005, having met with Mr. Ruschke to resolve storm water requirements. The applicant also offered to extend the landscape guarantee to three years and to install a handrail on the new sidewalk if necessary. An overview of the construction schedule should be presented. The applicant was concerned about getting the plans revised and submitted within the 10-day period; the Board allowed the applicant to return the revised plans by close of business on Monday, May 9, 2005.

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Announcements

Mr. Jacobson notified the Board that the Board of Adjustment was in need of two people to listen to the Presbyterian Church application. Lydia Chambers and Dan Miller expressed interest and Jon Cohn was recommended.

Training

Wednesday, May 25, 2005 was slated as the Board's training session at 7:30 p.m. in the Planning Board meeting room.

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Conservation Element

Mr. Banisch distributed a scope and timeline for the Master Plan work. The Housing Element is an additional piece that was not on the original outline.

Mr. Banisch was prepared to review the Conservation Element document and asked that the Board give detailed changes for him to integrate. This draft would then be reviewed again by the Board and then determining the schedule for a public hearing.

Mr. Jacobson expressed concern about handling the Master Plan (Housing and Reexamination) process expeditiously; Mr. Banisch suggested the formation of a Master Plan review subcommittee that Mr. Banisch could meet with to review the draft, participate in discussion and then move it to the Board. Mr. Jacobson asked if the elements should be broken out among Board members; Mr. Banisch stated he had no experience of this but felt it was acceptable. In an informal vote, the majority was in favor of the committee structure.

Board members reviewed the draft Conservation Element with Mr. Banisch to make their changes known. Michael Bennett agreed to send Mr. Banisch updated information on the Great

Swamp. Mr. Banisch will incorporate the changes discussed and revise the document for the Board's review. At the next meeting, a public hearing scheduled will be discussed.

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There being no further business, the May 3, 2005 meeting of the Planning Board of the Township of Chatham was adjourned.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary