

The December 20, 2004 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 meeting included discussion of the Conservation Element, Hyde Watson and Board of Education.

Roll Call

Those present were Mr. Jacobson, Mr. Cashman, Mrs. Chambers, Mr. Browne, Mr. Caprioglio, Mr. Ciccarone, Mr. Cohn, Mr. McCutcheon, Mrs. Fair and Mrs. Hoag. Mr. Marshall Frost, Planning Board engineer and Donald Malehorn, Planning Board attorney were also present. Mr. Steve Lyden was present on behalf of Eileen Banyra, Planning Board Planner.

Minutes

Mrs. Hoag moved to accept the minutes from the December 6, 2004 meeting and Mr. Caprioglio seconded, with all in favor.

Discussions

Conservation Element

After discussion of the Conservation Element and input from the public, Mrs. Fair moved to accept the document as a formal report and starting point and Mr. Jacobson seconded. Mr. Ciccarone voted “no” and all other members voted “yes”. The Board concluded that this element will be the subject of a public hearing in 2005.

Hyde Watson

Mr. Frost and Mr. Malehorn stated at the time of the Hyde Watson approval, a process was established requiring the engineer for the township to review the storm drainage issues. When this

requirement was complete, a letter would be sent from the Planning Board stating no formal amended site plan approval was needed. Mr. Malehorn and Mr. Frost will revise the letter for the Chairperson's signature.

Board of Education

Mr. Ciccarone had brought a request from the Board of Education to waive the paving of the section of Longwood Avenue affected by the construction of the high school from the site plan approval. Mr. Frost and Mr. Bennett had examined the road and concurred that repaving was unnecessary at this time. Mrs. Hoag moved to grant this waiver and Mrs. Fair seconded, with all in favor.

Scoreboards

Mr. McCutcheon asked procedural questions regarding the high school's request for replacing scoreboards. Mr. Ciccarone stated that he had advised the president of the Booster Club that he needed to obtain site plan approval; the Booster Club president had picked up an application.

School Renovations

Mr. Jacobson stated he spoke with Mr. Malehorn about the Board's responsibility regarding the school renovations plans. Mr. Frost interjected that the plans presented are schematic and insufficient for review. The Board will send a letter to the Board of Education and the Superintendent and ask them to attend the January 10, 2005 meeting to clarify the projects.

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Applications

Lyons

Mr. Steven Schaffer was present on behalf of the applicant to present changes in response to the Board's input. Mr. Schaffer stated the changes eradicate the need for any variances, other than lot width. Mr. Jacobson asked if new plans had been submitted; Mr. Schaffer stated there were no new plans submitted.

Mr. Schaffer and Mr. Tobia represented that the Board's straw poll recommended orientation of the houses to Lafayette Avenue. Mr. Tobia presented Exhibit A10, which is a colored subdivision plan showing two smaller houses. The corner lot (Lot 18) now has a 3,021 sq. ft. house, in place of the 3,310 sq.ft. dwelling originally proposed. The footprint of the dwelling is 2,202 sq. ft. where 3,592 is permitted. Lot 18.01 contains a house sized at 3,387 sq. ft., reduced from 3,882 sq. ft. The footprint for this house is 2,415 sq. ft. where 2,600 sq. ft. is permitted. The house on Lot 18.01 had been moved over and the garage flipped to provide space between the buildings. Under the proposed changes, there will be 47' between buildings, where 30' is required. A side yard setback variance on the corner lot was eliminated. Mr. Tobia testified that one major variance was required for lot width on Lot 18. The ordinance requires 125' and the proposed is 100'.

Mr. Tobia testified the impervious coverage for Lot 18 is 3,400 sq. ft., where 5,973 sq. ft. is permitted. The impervious coverage for Lot 18.01 is 4,252 sq. ft., where 6,000 sq. ft. is permitted. Mr. Tobia referred to the driveway on the corner lot being oriented to save one of the trees shown on the plan. Additional discussion ensued, which concluded with the driveway being flipped and moved to the south; the garage would be moved back to save the trees.

Mrs. Fair asked if there were elevations for the houses; Mr. Tobia presented Exhibit A11, which showed the corner house to scale. Exhibit A12 showed the elevations for the interior lot. There was a discussion about front entry versus side entry garages.

Mr. Ciccarone asked if it were possible to build one house without any variances; Mr. Tobia said, "yes". Mr. Frost stated that a minimum useable lot area variance was also needed for the corner lot. Mr. Tobia cited a statement from Eileen Banyra's report that indicated this variance pertained where there were environmental constraints; Mr. Tobia testified that there were no environmental constraints on the property.

Mr. Tobia reviewed the C-2 variance. There was additional discussion about lot size and the pattern of development.

Chairman Jacobson opened the meeting to the public for comment. Mr. Nachtigal, 8 Floral Street, Mark Forrest of Lafayette Avenue, Gail Forrest of Lafayette Avenue and Kimmy Fritts of Lafayette Avenue made comments relative to the discussion. During public comment, Exhibit 13 was presented and contained a front elevation and floor plan of a hypothetical 8,000 sq. ft. house that could be built on the property.

Mrs. Hoag moved to accept the revised plans for two houses (with no additional development on the undersized corner lot and with revision to preserve of the 36” oak to the north of the driveway) and Mr. Jacobson seconded. At roll call, all members voted in favor of the application, except for Mr. Ciccarone, who voted “no” and Mr. McCutcheon who was not eligible to vote. Mr. Frost noted that a complete set of revised plans must be submitted. The Resolution will be memorialized at the January 10, 2005 meeting.

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There being no further business, the Planning Board meeting of December 20, 2004 was adjourned.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary