

## MINUTES

The March 17, 2008 meeting of the Planning Board of the Township of Chatham was called to order at approximately 7:30 p.m. by Chairperson Joel Jacobson. The Open Public Meetings Act Statement was read into the record. The agenda for the meeting included the Hocko Application and the Build-Out Analysis.

---

### Roll Call

Board members present included Mr. Jacobson, Mr. Brower, Mr. Browne, Mrs. Chambers, Mr. Ciccarone, Mr. Cohn, Mrs. Kenny, Ms. Hagner and Mr. Hurring. Board professionals present included attorney Bill Robertson, engineer John Ruschke and planner Frank Banish.

---

### Applications

#### Hocko

Mr. Robertson stated that the Applicant's notice was deficient for failure to notify the utility companies. Mr. Robertson stated that the hearing would be carried to April 14, 2008 with no further notice to homeowners, but the Applicant must notice the utilities. Mr. Hurring made the motion to carry the hearing and Mr. Jacobson seconded, with all in favor.

---

## Discussion

### COAH

Mr. Jacobson stated that the Planning Board prepared a comment letter and Mr. Jacobson said he understood the Mayor wished to make changes to it. After brief discussion, Mr. Jacobson stated he would send the Planning Board's version of the letter to COAH on March 20, 2008. Should the Mayor's amended letter be ready to go at that time, Mr. Jacobson would cosign the Mayor's letter. The Board agreed.

Mrs. Stillinger, Environmental Commission, distributed a letter submitted to COAH by the Environmental Commission.

Mr. Jacobson also stated that the Land Use Committee should work on COAH during the spring and come back with recommendations to the Board.

---

### Land Use Element Build-Out and Capacity Analysis

Mr. Browne advised the Board that Mr. Banisch had developed a presentation that would review the purposes, objectives and analysis methodology of the Build-Out Analysis.

Mr. Banisch stated the Build-Out Analysis is a technique designed to assist the Board in understanding the implications of policies in place and use that as a guide for any policy adjustments that might be made. The purpose is to reality-base the understanding of what is going to happen if the status quo remains in place. Mr. Banisch continued that the purpose for the meeting was to explain the analysis methodology that is explained in detail in the report, outline the findings and conclusions in the report and highlight the planning issues to be discussed.

Mr. Banisch said the purpose of the analysis is to estimate the amount of residential and non-residential development that can happen under present zoning as it exists today. Another purpose is to determine whether the analysis implicates the need to make changes to the Land Use Plan so the Board can respect capacity limitations or other community character concerns that might be affected. (A copy of the report is attached).

Mr. Banisch summarized that there seems to be significant opportunity for both residential and non-residential development; the present wastewater capacity appears to be adequate for the possible development scenario; additional capacity would be required to accommodate a possible but not likely proposed development scenario. As the new COAH rules arrive, there will be changes in the Land Use Element.

Mr. Banisch stated the impact on the operations (DPW, fire, police) would be incremental. The planning issues include residential redevelopment which would affect resource utilization, environmental issues and the effects on the school system. Regarding economic impacts, the tax rateables offset the costs the redevelopment brings. Mr. Banisch stated the Township is in a mature phase of development.

Mr. Jacobson asked Board members to review and consider the Build-Out Analysis report and submit comments to Mr. Banisch.

---

#### Announcements

Mr. Jacobson stated the All Boards Dinner would be held on March 26, 2008 at 6:30 p.m. at the Municipal Building.

---

There being no further business, the March 17, 2008 meeting of the Planning Board of the Township of Chatham was adjourned.

Respectfully submitted,

Katherine T. Hollerith  
Recording Secretary