

The November 5, 2007 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 included training certification, application notice issues, revised land use application, Majmudar and Prill.

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Roll Call

Board members present included Mr. Jacobson, Mr. Brower, Mr. Browne, Mr. Caprioglio, Mrs. Chambers, Mr. Hartford, Mr. Hurring and Mrs. Kenny. Board professionals present included attorney Bill Robertson, planner Frank Banisch and engineer Jack Hernandes.

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Minutes

Mr. Brower moved to approve the minutes from the September 10, 2007 meeting and Mr. Hurring seconded, with all in favor.

Mr. Caprioglio moved to approve the minutes from the September 24, 2007 meeting and Mrs. Chambers seconded, with all in favor.

Mr. Jacobson noted a change to the minutes from the October 15, 2007 meeting. Mr. Brower moved to approve the minutes, as amended, and Mr. Caprioglio seconded. All members were in favor, except for Mr. Hartford who opposed.

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Old Business

Professional Training

Mr. Jacobson asked if Board members had taken the required course; Mrs. Chambers stated she would attend on November 17, 2007. Mr. Jacobson asked Board members to check with Ms. Tsimboukis to be certain she has a record of certification and he encouraged those in need of taking the course to do so.

Issue of Application Notices

Mr. Jacobson asked Mr. Robertson to check in to the accuracy of the list generated by the tax assessor. Mr. Jacobson also asked Mr. Robertson to review the affidavit of service presented by the applicants and confirm that the information is in order. Mrs. Hoag noted that the GIS information has been updated. Mr. Jacobson stated the goal was to be sure that notice was provided to those who needed it.

Revised Land Use Application

Mr. Jacobson stated that Mr. Cohn completed work on the revised application. Mr. Robertson said he has reviewed it and he would discuss the technological aspects of getting it online with Mr. Ciccarone. Mr. Hartford asked to review the revised application; Mr. Robertson stated he would send it via email to the Board and that he would discuss it with the attorney for the Board of Adjustment.

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Applications

Majmudar

Attorney for the Applicant, Mr. Osmun, stated plans had been revised and submitted too late for professional review. Therefore, an extension was requested to November 26, 2007; Mr. Browne moved

to grant the extension and Mr. Brower seconded, with all in favor. Mr. Osmun will re-notice and include publication.

Mr. Hartford asked that the prior approved plans for the 1,500 sq. ft. house be available at the continued hearing. Mr. Browne requested the differences between the current application and the one approved in 2004 and the one that was approved in 2001 and the requirements of the ordinance.

Prill

Attorney Barry Osmun was present with the Applicant Patric Prill. This application seeks relief from condition 4(m) of the Resolution granting amended final minor subdivision (May 2003) prohibiting the installation of a fence facing Meyersville Road. The subject property (1 Sycamore Drive) is located at the corner of Meyersville Road and Sycamore Drive.

The Applicant is making this request on the basis of his children's safety, on the grounds that Meyersville Road is a heavily traveled, country road. Mr. Prill's application proposes the installation of an aluminum black fence less than 6' feet in height.

Mr. Osmun asked for Mr. Prill to be sworn in to present testimony. Mr. Prill stated he was the first owner of the property and he was aware of the condition of approval at the time of purchase, but felt he could not turn back at the time. Mr. Prill stated he has five children and feels it would be prudent to have a fence so the children can play safely in the yard.

Mr. Prill distributed Exhibit A1, which showed photos of the Applicant's house, a sample of the proposed fence and photos of fences in the neighborhood. Mr. Prill indicated a slope that leads to Meyersville Road. Mr. Prill stated 6 of the 9 houses in the neighborhood have fences.

Mr. Osmun introduced the report from Mr. Banisch. The Applicant had no problems with the issues outlined in the report. The five hemlocks on the subject property were planted by a condition of the Resolution to offer a buffer to the neighbors. Mr. Prill stated his plan was to contact the Tree

Protection Committee to determine the possibility of adding shade trees between the street and the sidewalk as a buffer.

In discussion, Mr. Banisch indicated that a black fence is the color that will most likely recede into the background. Mr. Prill was asked to sketch out the location of the proposed fence. Plans from Mr. Ruschke's file were presented for Mr. Prill to indicate the proposed location of the fence and this was submitted as Exhibit A2. Mr. Prill stated the fence was needed between the bottom of the hill and Meyersville Road.

Members of the public Fran Eber, 21 Meyersville and Janet Zarnick, 20 Meyersville Road made comments relative to the discussion, mainly about the need for trees for providing a buffer.

Mr. Banisch stated he would work with Mr. Prill on the proposed fence and landscaping plan. Mr. Jacobson stated three issues needed to be resolved including the type of landscaping, the location of the fence and the height of the fence.

Mr. Osmun was advised to re-notice for variance relief and the hearing was continued to November 26, 2007. Mr. Robertson will speak with the zoning officer about the interpretation of a fence prior to the next meeting. There was brief discussion about the procedural process for the deed restriction.

There being no further business, the November 5, 2007 meeting of the Planning Board was adjourned.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary

