

## MINUTES

The November 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 included the Southern Boulevard Firehouse and the Public Hearing for the Recycling Plan Element and the Housing Element and Fair Share Plan of the Master Plan.

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### Roll Call

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

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### Minutes

Mrs. Chambers moved to approve the minutes from the October 20, 2008 meeting and Mrs. Kenny seconded, with all in favor.

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### Applications

#### Southern Boulevard Firehouse

Gary Sagendorf, President of the Chatham Township Volunteer Fire Department, was present with project architect Art Palombo for the review of capital project:

Mr. Palombo gave an overview of the project and stated the existing building would be torn down and the new construction would double the size of the original space, with most of the additional

space in the rear of the building. Mr. Palombo stated that the parking and outdoor lighting would not be changed significantly. Mr. Palombo stated that plan conforms to the bulk requirements of zoning.

After discussion, Mr. Jacobson opened the meeting to the public for comment. Mrs. Dot Stillinger asked if there was a way to incorporate a rain garden to interrupt the run off from the Southern Boulevard School lot. Mr. Palombo and Mr. Sagendorf stated they would be open to a rain garden.

Following discussion, Mr. Ciccarone made a motion to recommend approval to the Township Committee of the Southern Boulevard Firehouse application with a recommendation that a rain garden be incorporated into the storm water management plan, and Mrs. Chambers seconded, with all in favor.

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### Public Hearing

#### Recycling Plan Element

Mr. Robertson stated that in response to a state-wide decline in recycling, the Department of Environmental Protection adopted an update to the New Jersey solid waste management plan. As part of that plan, the DEP required every county to update the solid waste management plan.

According to Mr. Robertson, Morris County updated the solid waste management plan a year ago and, as part of the plan, required each municipality to undertake certain action, including an updated recycling ordinance and an update to the existing Recycling Plan Element of the Master Plan. The updated Recycling Ordinance was adopted in April 2008. The Planning Board is updating the Master Plan to be consistent with the revised ordinance.

The only significant change pertained to identifying three different instances in which an Applicant for a subdivision or site plan approval had to submit a recycling plan as part of the Application, including subdivision or site plan approval for the construction of 50 or more units of

single family residential housing, or three or more units of multi-family residential housing, and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Mr. Jacobson asked Mr. Ruschke if the recycling component is on the completeness check list; Mr. Ruschke said he would check with the Township attorney.

Mr. Jacobson asked for public comment; there was none.

Mr. Browne moved to adopt the amended Recycling Plan Element and Mrs. Chambers seconded, with all in favor.

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### Public Hearing

#### Housing Element and Fair Share Plan

The Housing Element and Fair Share Plan was reviewed and discussed. Mr. Banisch stated there was a modification to the number of market to affordable units from 7 units to 5 units since the prior discussion at the November 3, 2008 meeting.

Mr. Banisch reviewed the growth share: 110 units of the obligation is growth share, 83 units was the past calculation of the Township's fair share; and the 19 rehabilitation units combine to a total of 212 units.

After Board discussion, Mr. Jacobson opened the meeting to the public for comment. Chatham Township resident Mrs. Stillinger commented that the plan was as good as it could be. There were no other comments.

Mr. Banisch was instructed to make the changes discussed by the Board with the final copy sent on to the Township Committee for consideration at the December 4, 2008 meeting. Mr. Banisch will attend the Township Committee meeting to present the document.

Mrs. Chambers made a motion for Mr. Robertson to prepare a Resolution adopting the Housing Element and forwarding the amended Fair Share Plan to the Township Committee for consideration and Mr. Hurring seconded. At roll call vote, all members present voted “yes”.

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

Respectfully submitted,

Katherine T. Hollerith  
Recording Secretary