

The March 20, 2006 meeting of the Planning Board of the Township of Chatham 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 Oak Knoll and the Land Use Plan Element.

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#### Roll Call

Board members present included Mr. Jacobson, Mr. Brower, Mr. Browne, Mr. Caprioglio, Mrs. Chambers, Mr. Cohn, Mr. Hartford, Mr. McCutcheon, Mr. Miller and Mrs. Martinez. Board professionals in attendance included attorney Donald Malehorn, planner Frank Banisch and engineer John Ruschke.

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#### Applications

##### Oak Knoll

Attorney Glen Geiger was present on behalf of the applicant for the continuation of the March 6 , 2006 hearing regarding an application for amended final site plan approval.

Mr. Geiger confirmed that a draft resolution had been circulated in accordance with the chairperson's direction at the prior meeting. The draft resolution triggered discussions regarding the duration of the monitoring of the wells, use of the term "entrapment" versus "ponding" and the granting of a drainage easement. As a result of these discussions, the draft resolution was amended.

Mr. McCutcheon then moved to approve the resolution as amended. Mr. Browne seconded. At roll call vote, all eligible members present voted "yes".

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#### Other Business

Mr. Brower asked for a status report on the minor subdivision application on Shunpike Road (A&F Realty); Mr. Jacobson indicated that a hearing has been scheduled for April 17, 2006. Mr. Brower

suggested that trees on adjacent properties be reflected in the application. Mr. Jacobson stated the Planning Board has a right to ask applicants for information that impact offsite conditions.

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### Land Use Plan Element

In an effort to develop recommendations for the Township Committee regarding tear-downs and renovations of houses, Mr. Banisch prepared slides of recently built/renovated homes within the Township for discussion purposes. Mr. Jacobson stated the goal was to determine what the Board members find to be objectionable to see if Mr. Banisch can come up with a solution. There was also discussion about the impact of house width and landscaping on the streetscape.

In his review of the slides, Mr. Banisch noted that the height of the majority of the houses shown was under 35 feet. Mr. Banisch discussed the architectural ideas that can be implemented to make a large house less confrontational to its neighbors (opposing gables, staggered front setbacks, differentiated roof lines). There was discussion of the height ordinance and how it is calculated.

A letter from the Board of Adjustment suggested the Planning Board consider five issues:

1. Overall simplification of height
2. Redefinition of measurement point at grade
3. Redefinition of measurement point at roof
4. Drawing a distinction between new construction and additions to existing buildings, since care must be taken not to allow tear downs where only a small portion of the existing structure remains as an attempt to circumvent zoning regulations
5. Consider a possible relationship of the ordinance definition of height to the building code definition of height.

Mr. Banisch recommended that only modest changes be made to the land use ordinance.

Mr. Jacobson asked for a timeline for the ordinance. Mr. Banisch promised to distribute a draft ordinance for the Board to consider at the next meeting. Mr. Jacobson asked for clarification on public input. Board members suggested that recommendations be sent to the Township Committee at a work meeting for discussion and presented to the public at a public hearing.

Mr. Jacobson and Mr. Hartford asked about the status of the Reexamination Report of the Master Plan. Mr. Banisch stated that it was in progress and a draft would be ready for the Board to discuss and consider in May.

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Public Comment

Member of the public, Brian Walsh of 4 Long Hill Road, asked questions regarding the status of his application. Mr. Ruschke and Mr. Malehorn agreed to contact Mr. Walsh by telephone.

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There being no further business, the March 20, 2006 meeting of the Planning Board of the Township of Chatham, was adjourned.

Respectfully submitted,

Katherine T. Hollerith  
Recording Secretary