

The June 6, 2005 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 Hickory Tree Shopping Center, Open Space Committee appointment resolution, Conservation Element, Storm Water Management Plan and Executive Session.

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Roll Call

Board members present included Mr. Jacobson, Mr. Browne, Mrs. Chambers, Mr. Cohn, Mr. Brower, Mr. Caprioglio, Mr. Hartford, Mr. McCutcheon, Mr. Miller and Mrs. Martinez. Also present were Donald Malehorn, Esq., Planning Board attorney, John Ruschke, Planning Board engineer and Mr. Chuck McGroarty, Planning Board planner.

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Minutes

Mr. Miller requested an additional comment by Mr. Ruschke be added regarding the ponding situation adjacent to the Oak Knoll fields. Mrs. Chambers moved to adopt the amended minutes and Mr. Jacobson seconded, with all in favor.

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Announcements

Mr. Jacobson made a motion to approve the appointment of Lydia Chambers to the Open Space Committee and Mr. McCutcheon seconded, with all in favor.

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Applications

Hickory Tree Shopping Center

Mr. Malehorn distributed a resolution and reviewed the open issues, which included the county planning board letter, the performance guarantee amounts and the storm water permit from the DEP. In reference to the letter from the county planning board, the applicant indicated a miscommunication and stated it would be resolved. After discussion of bonding on private property, it was decided that the performance guarantee amounts would be reduced and refer to the storm sewer costs (\$60,536.80), landscaping (\$41,486), soil erosion and sedimentation plan (\$6,724) and striping and signage (\$10,000) for a total of 119,080.00 plus 20%. Regarding the storm water management plan from the DEP, that would be obtained, *if required*. Regarding lighting, it was determined that lights should be turned off one hour after business hours conclude and be turned on one hour before business commences.

After review, Mr. Brower moved to accept the resolution and Mr. McCutcheon seconded, with all in favor.

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Conservation Plan Element

Chairman Jacobson stated the purpose of the review of the Conservation Plan Element was to finalize it for the scheduled public meeting on June 20, 2005. Planner Chuck McGroarty from Mr. Banisch's office was present and stated that he had only one copy of each map that would be presented at the public meeting but others would arrive on June 7, 2005. Some Board members had received them. Board members also had copies of the revised Conservation Plan Element.

The Board reviewed the text to be certain all comments had been included in the work product. Mr. Miller had concerns about Objective 4, Section D, which pertained to septic systems and lot size. Board members advised that this document was designed to keep topics open to review and Mr. McGroarty concurred stating that it allowed for further analysis. Mr. Brower suggested replacing the word “larger” to “adequate”. All parties were satisfied with this alteration. Mr. Brower highlighted Objective 17G regarding noise regulations and asked it be more inclusive. There was also discussion about the concept of scenic vistas and community forestry. Formatting changes were also identified. The Conservation Element draft will be posted on the Township’s website by June 10, 2005.

Mr. Caprioglio moved to approve this document subject for the purpose of the public hearing and Mrs. Chambers seconded, with all in favor. Mr. Jacobson thanked those involved in the development of the document for their hard work.

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Storm Water Management Plan

Mr. Ruschke stated the Board had the revised version of the Storm Water Management Plan and that the only comment received was from Mr. Ciccarone regarding the addition of an executive summary, which was added by Mr. Bennett. Mr. Ruschke reviewed minor changes in the document and in the associated maps.

Mr. Ruschke pointed out the last paragraph on page 18 for consideration by the Board; the paragraph *indicated issues with storm water impacts of redevelopment on existing lots will also be evaluated*. Mr. Ruschke stated that this paragraph was designed to leave the door open to consider looking at redevelopment (Darcy School, Hickory Square) where stormceptors were

suggested. Mr. Brower also expressed concern for the 300' buffer (page 19) required by the DEP and its ramifications. Additional discussion continued.

Mr. Ruschke stated he and Mr. Bennett had different points of view regarding the Nonstructural Storm Water Management strategies (page 24). Mr. Ruschke stated this portion must be completed by February 2, 2006. Mr. Ruschke proposed including language in an ordinance to incorporate DEP Best Management Practices to the best extent possible, by reference, into the zoning/site development. Mr. Ruschke stated this was a cost savings measure that would satisfy the permit requirements and allow for future examination of the ordinances. Mr. Ruschke stated that Mr. Bennett preferred to revamp the zoning ordinances, which Mr. Ruschke felt was a major undertaking but would allow for greater specificity in requirements. Mr. Jacobson directed Mr. Ruschke to outline Mr. Ruschke's and Mr. Bennett's approaches and the related costs for the Board's consideration.

Mr. Ruschke also discussed the Build-out Analysis, which is also due by February 2, 2006. Mr. Ruschke explained that this refers to projecting the pollutant loading from the development of currently vacant property. The DEP states that if a municipality has less than 1 square mile of vacant property, the Build-out Analysis does not have to be completed. Parkland is excluded. Mr. Ruschke stated that in the tax records, the Township has just over 300 acres (640 acres is a square mile). Areas like the Fairmount County Club and homes that have not completely reached the maximum for impervious coverage present gray areas for projection under this analysis. Mr. Ruschke spoke with the county planning board and they seemed surprised by the need for the analysis in Chatham Township. Mr. Ruschke stated Mr. Bennett felt the analysis was a benefit with the TDS (total dissolving solids) study and it could be demonstrated to the DEP the benefit of the ordinance with the TDS study. In Mr. Ruschke's

opinion, the Township has a no net change ordinance because of the Great Swamp and should pollutant loads increase, the ordinance would be violated. Mr. Jacobson asked Mr. Ruschke to outline his and Mr. Bennett's proposals; Mr. Jacobson also asked Mr. Ruschke to amend the Storm Water Management Plan so that Hatch Mott MacDonald should not go through the Build Out Analysis without further direction from the Board.

Mr. Browne moved to approve this document for the purpose of the public hearing, with modifications, and Mrs. Chambers seconded, with all in favor.

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The Board adjourned to Executive Session. Following Executive Session, the Board returned to adjourn the June 6, 2005 meeting of the Planning Board of the Township of Chatham, as there was no further business.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary