

The November 20, 2006 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 agenda for the meeting included the Master Plan Reexamination Report, Subway Restaurant and Britten Road Redevelopment.

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Roll Call

Board members present included Mr. Jacobson, Mr. Brower, Mr. Browne, Mr. Caprioglio, Mrs. Chambers, Mr. Ciccarone, Mr. Hartford, Mr. McCutcheon, Mr. Miller and Mrs. Martinez. Board professionals present included attorney Mr. Malehorn, engineer Mr. Ruschke and planner Mr. Banisch.

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Minutes

Mr. Browne moved to accept the minutes from the August 7, 2006 meeting; Mr. McCutcheon seconded, with all in favor.

Mr. Brower requested a change to the minutes from the September 11, 2006 meeting. Mr. Browne moved to accept the minutes, as amended, and Mr. Brower seconded, with all in favor.

Regarding the minutes from the September 25, 2006 meeting, Mrs. Chambers and Mr. Browne requested changes. Mr. Browne moved to accept the amended minutes and Mr. Brower seconded, with all in favor.

Mr. Brower moved to accept the minutes from the October 9, 2006 meeting. Mr. Caprioglio seconded, with all in favor.

Mrs. Chambers moved to accept the minutes from the October 23, 2006 meeting and Mr. McCutcheon seconded, with all in favor.

Applications

Subway Restaurant

Attorney Michael Ahearn was present on behalf of the applicant. Mr. Jacobson asked Mr. Malehorn if a variance for parking was required; Mr. Malehorn stated he did not interpret the need for a parking variance, as the site plan for the shopping center was approved years ago.

Mr. Ahearn presented planner Elizabeth Dolan, who was sworn in and qualified. Ms. Dolan then presented a summary of a traffic study dated November 8, 2006. Ms. Dolan addressed the high turnover generated by the quick service restaurant and testified that the field observations for the traffic study indicated sufficient parking. *Ms. Dolan testified that during her observation, Ms. Dolan observed 10 or more available spaces during lunch hours.*

Board members expressed concern about parking availability under current and future proposed conditions. The Board discussed the need for the opinion of an independent traffic consultant, because of the discrepancy between the Board's anecdotal comments and Ms. Dolan's testimony. As the additional consultant would be at the expense of the applicant, Mr. Ahearn addressed the need to consult with the applicant and the owner of the shopping center. The applicant's attorney also stated the applicant would consider a reduction of the proposed seating.

Following discussion, the meeting was opened to the public. Township residents Susan Hoag and Abigail Fair made comments relative to the discussion.

After public comment, Mr. McCutcheon moved to continue the application to December 4, 2006 and Mr. Ciccarone seconded, with all in favor.

Conceptual Review

Britten Road Redevelopment LLC

Attorney Glen Geiger was present on behalf of Britten Road Redevelopment LLC. Mr. Geiger summarized the information presented to date and presented planner Elizabeth McCloughlin.

Ms. McCloughlin reviewed a land use planning report and a fiscal impact analysis, both dated October 2006. Ms. McCloughlin referred to the zoning ordinance, the Master Plan, the Municipal Land Use Law and The New Jersey State Development and Redevelopment Plan (The State Plan). Storm water management, engineering controls and site access were also referred to in the report. Ms. McCloughlin stated the wetlands on the site had not yet been delineated. Ms. McCloughlin outlined the land use benefits of this project.

Ms. McCloughlin referred to the fiscal impact analysis. Mr. Ciccarone pointed out some discrepancies within the report. The report will be corrected and resubmitted.

Following Ms. McCloughlin's presentation, the meeting was opened to the public. Members of the public Walter Butkkus, Susan Hoag, David Budd (Great Swamp Watershed Association), Abigail Fair, Marty Capicilantro, Janet Doherty and Mike Harris made comments relative to the discussion.

After public input, Mr. Jacobson indicated that the Board would consider the rezoning request at the December 18, 2006 meeting.

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Master Plan Reexamination Report

Mrs. Chambers asked Mr. Banisch to incorporate the changes received into the Report, which will be continued to December 4, 2006.

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

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary