

The December 4, 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, Rolling Hill at Candace and the Darcy School.

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Roll Call

Board members present included Mr. Jacobson, Mr. Brower, Mr. Caprioglio, Mrs. Chambers, Mr. Ciccarone, Mr. Cohn, Mr. Hartford and Mr. McCutcheon. Board professionals present included attorney Donald Malehorn, planner Frank Banisch and engineer Jack Fernandes.

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Applications

Lin/Huang

Mr. Jacobson reported that the Board had received a letter from attorney Barry Osmun advising of the applicants' withdrawal of their application. Mr. McCutcheon moved to accept the withdrawal and Mrs. Chambers seconded, with all in favor.

Subway Restaurant

Mr. Malehorn made reference to a letter from Michael Ahearn, attorney for the applicant, indicating that the applicant has consented to the Planning Board's request to hire a traffic expert at the applicant's expense. Mr. McCutcheon moved to engage a traffic expert and to authorize Mr. Malehorn to hire the expert; Mr. Brower seconded, with all in favor. Mr. Brower asked that earlier testimony, from the time the shopping center made application to repave the parking lot, be made available for review.

Mr. McCutcheon moved to carry the hearing to the December 18, 2006 meeting and Mrs. Chambers seconded, with all in favor.

The Darcy School

Attorney Barry Osmun was present on behalf of the applicant with Lynn Rathgaber, president of the Board of Trustees of The Darcy School, to request the removal of a condition imposed by the Board's Resolution granting conditional use approval. Mr. Osmun explained that the pool house had a condition imposed on it at the time of approval (April, 2005) that allowed it to be used for storage purposes only.

Mrs. Rathgaber was sworn in and explained that the school wished to use the building during school hours for assorted school activities. Mrs. Rathgaber testified there would be no exterior work done to the building.

Following discussion, Mrs. Chambers moved to grant approval to remove the restriction on building number 4, which limited the use to storage and to permit the building to be used on the condition that all necessary construction codes and inspections were secured. Mr. McCutcheon seconded and all Board members present voted "yes", except for Mr. Hartford, who voted "no" and Mr. Ciccarone, who abstained.

Rolling Hill at Candace

Attorney Steven Schaeffer was present with the applicant, Harvey Caplan, to continue the hearing for amended preliminary subdivision and additional variances for steep slopes and width of two of the houses. Mr. Schaeffer referenced a letter dated December 4, 2006 from Schoor DePalma, who reviewed the storm water management plan in connection with the amended preliminary plan. Mr. Schaeffer characterized the letter as indicating that the storm water management system was viable with the amendments.

Several Board members attended a site visit of the subject property on December 2, 2006 and Mr. Caplan summarized the walk. Mr. Caplan highlighted two areas of trees on the lots (outside of the conservation easement) on Candace Lane that will be retained for buffer purposes.

Kevin Page, engineer for the applicant, reviewed Exhibit A6, sketch of *Revised Location of Driveway*. Mr. Page explained the need for the placement of the driveways to prevent the driveways diving down into the garage.

After discussion of the width of the houses, Board members expressed a desire for the applicant to work within the newly adopted ordinance, requiring a total width of no more than 70'. There was also discussion about cleaning and maintenance of the storm water management system. The Board also asked that Mary Olmstead (Tree Protection Committee) and Frank Banisch provide assistance with the landscape plan.

Members of the public Jim Bonomo and Steve Hainey made comments relative to the discussion.

The hearing was carried to December 18, 2006.

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Master Plan Reexamination Report

Mr. Banisch reviewed the status of the Master Plan Reexamination Report and the changes made to it during the review process.

Following extensive discussion, Mr. Jacobson moved to adopt the amended report and Mr. Caprioglio seconded, with all in favor.

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There being no further business, the December 4, 2006 meeting of the Planning Board of the Township of Chatham was adjourned.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary