

MINUTES

The January 23, 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 meeting included the Rynearson application.

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 present included attorney Donald Malehorn and engineer John Ruschke.

Applications

Attorney Barry Osmun was present on behalf of the applicant, Mr. Rynearson. The application is for minor subdivision for property located on 6 Valley View Road, Block 8, Lot 10. Mr. Ruschke determined that the application should be deemed complete.

The applicant requested a waiver of the wetlands delineation requirement. Mr. Ruschke opined that such a waiver was appropriate due to the development of the property and surrounding properties and there being no presence of wetlands on the property. Mr. Osmun presented engineer Thomas Murphy to testify on the waiver request. Mr. Murphy was sworn in and qualified and stated there was no presence of wetlands on the property. Mr. Murphy stated it

was a developed area. Mr. Hartford made a motion to grant the waiver and Mr. Chambers seconded, with all in favor.

Mr. Osmun advised that the subject property is located in the R-3 zone. The application is for minor subdivision to create two lots, on which two homes will be built. One proposed lot measured 22,986 sq. ft. and the other proposed lot would measure 23,478 sq. ft. Mr. Osmun stated variances would be sought and included:

- Subdivision on a road with a right of way of less than 50'
- Retaining walls less than 20' from the dwelling for both lots
- Setback of retaining walls from property lines
- Maximum lot density (may not be required)
- Useable lot area
- Steep slope disturbances
- Retaining wall height

Mr. Murphy described the property located on the western side of Chatham Township. Presently, Mr. Murphy stated there is one house with two driveways, slightly over one acre in size. The proposed subdivision would create two conforming lots, with the exception of useable area. Mr. Murphy described the retaining walls behind and on the sides of each house. The rendering presented showed an area of natural vegetation that is part of the right of way, adjacent to proposed lot 10. Mr. Brower suggested the possibility of using the right of way to move one house closer to the street, which would require less impervious coverage, offer more space between the houses and generate more taxes for the Township.

Mr. Murphy stated that the storm water management plan called for the water from the roofs and driveways to be collected in dry wells for detention and recharge. The drywells would be connected to the storm sewer on Valley View Road.

Mr. Murphy discussed the steep slope categories. For proposed Lot 10, the 15-20 % slope category allowed for 1,700' sq. ft. of disturbance, and the proposed disturbance was 3,241'

sq. ft. In the 20-25% slope category, the allowed disturbance is 90' sq. ft. and the proposed disturbance would be 355' sq. ft. In the greater than 25% category, disturbance of 500' sq. ft. in total area was allowed and 1,076' sq. ft. was proposed. For Lot 10.01, in the 15-20% slope category, 30% disturbance was allowed and 45.6% is proposed. For the 20-25% slope category, 5% disturbance is allowed and 28.5% is proposed. For the greater than 25% slope category, 500' sq. ft. disturbance is allowed and 933' sq. ft. is proposed.

After discussion of the retaining walls, slopes and useable area, Mr. Osmun asked for a brief adjournment to confer with his client. Following the adjournment, Mr. Osmun stated that he wished to request an extension and continuance. Mr. Osmun stated he would apply to the Township Committee to vacate the adjacent right of way land facing Mountainside Road. Mr. Osmun agreed on behalf of the applicant, to extend the time for the Board to act on the application.

Mr. Jacobson asked for questions from the public. Members of the public made comments relative to the discussion.

Following the public comment, Mr. Brower moved to carry the extension through April 17, 2006 and Mr. McCutcheon seconded, with all in favor.

There being no further business, the January 23, 2006 meeting of the Planning Board of the Township of Chatham was adjourned.

Respectfully submitted,

Katherine T. Hollerith
Recording Secretary