

houses. When a few houses do it its okay but now everyone is doing it. She felt the ordinances were not strict enough – we need something to make it more reasonable.

Mr. Shaw thought that they might be able to reduce the building envelopes in some of these neighborhoods. How can we phrase it? We need this resolution also to be sent off to the Planning Board and they can address it as well.

Mr. Vivona thought that every person who purchases the homes already built to the limit should not need variances for anything.

Mrs. Kenny had another thought. People come in and say we will fix the stormwater discharge and that is supposed to compensate for asking for coverage. I think it's good but she felt that that was a trend as well.

Mr. Vivona said if you had a property without storm water rules on it when you create additional runoff it is an improvement. It addresses one of the concerns of impervious coverage as to its impact. If you have a variance you are addressing some of the aspect.

Mrs. Kenny thought that maybe visual bulk would apply.

Mr. Vivona said a variance was basically stretching the rules –we could just make it our policy to follow the rules more strictly. If you have a little tiny house with several children and you want to extend as much as you can then it fits.

Mr. Shaw did not think it was the Board of Adjustment that was having such a problem with granting approvals of big houses as it is property owners who by right have the right to build because of the standards of the ordinance. He didn't think it was this board decision. It is the market and the ordinance.

Mrs. Kenny said she had done some research and said the people buying/building these bigger homes are not people from town but people moving here.

Mr. Weston noted addition of decks. He felt the only way to control that was to shrink the building envelope.

Mr. Shaw said one thing that was done is they came up with the width of a building/house which tried to address at least part of the massiveness of the buildings. Height was also part of it.

Mr. Williams asked – did they consider reviewing the development standards in the various residential standards to reduce the impact.

Mr. Shaw said he would craft something along the lines discussed and include it the Resolution - Continuation of Variety of housing in the township. Certainly the concern is from all of the travels we do around Chatham Township we have a good first hand input as to how the character of neighborhoods is changing. A part of your function is to let everyone know that. If the Planning Board could take a look at that it would be helpful as they help to generate ordinances.

Mr. Weston said in Chatham houses are being knocked down all over. Not so in Summit.

Mr. Vivona said we don't see as much as knock down replacement type thing. There had happened to be a lot of subdivisions constructed in 1950-60's which are now getting toward the end of the economic

useful life unless major money is put into upgrading. It is easy to do the mathematics –take it down and build a new one.

Mr. Weston said the new houses are going for 1M dollars.

Mrs. Kenny said she was concerned that in her neighborhood people that improve their house and now they feel their house value is worth less because of the two huge houses constructed. Now they feel like that it might be considered a knock-down.

Discussion re: house on Susan Drive, silt fencing, steep slopes, new construction and damages incurred.

Mr. Shaw asked if there was anything else to discuss before Executive Meeting.

Mrs. Kenny asked, if after a site review, when the applicant comes back, can we make more of a effort to have them review everything, go thru the application page by page and then have more of a discussion between the positive and negative criteria's. She felt she may have been missing this past year. When they come back in and talk about the site visit but we really don't go back and go over with fine detail the plans.

Mr. Shaw said that it would be good to make a point on a matter that you may think had not been done adequately to make sure that we make them re-discuss things.

Mrs. Kenny, for her, because she doesn't get a chance to review everything, it's a good way to have a refresher before you vote. It also brings us things that we may not have caught the first time in terms of materials used etc. and allows us to familiarize ourselves with that. Not that it would change anything but to make sure we go over all the variances and their justification for what it is.

Mr. Vivona thought probably the best thing is not to let them get too far into their presentation the first night. Maybe we can reword the form they are given when the application is made and then we can be a little more concise at the next meeting.

Comments to add to Resolution – Variety of Housing, Visual Effects

Mr. Shaw said there was a brief Resolution to be adopted before going into Executive session. Basically it recites that the public will be excused as from this portion of the hearing. The Board will be back into open session once the Executive Session is ended.

Motion from Mrs. Kenny, seconded by Mr. Williams to accept the resolution. All in Favor.

At the conclusion of the Executive Session a Motion to Adjourn was made by Mr. Williams seconded by Mr. Weston with all in Favor

Meeting Adjourned

Respectfully submitted
Mary Ann Fasano

Transcribing Secretary

