

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
November 17, 2014**

Mr. Thomas Franko called the Regular Meeting of the Planning Board to order at 7:34 P.M.

Adequate notice of the meetings of the Planning Board of the Township of Chatham was given as required by the Open Public Meetings Act as follows: Notice in the form of a Resolution setting forth the schedule of meetings for the year 2014 and January 2015 was published in the *Chatham Courier* and the *Morris County Daily Record*, a copy was filed with the Municipal Clerk and a copy was placed on the bulletin board in the main hallway of the Municipal Building.

Answering present to the roll call were Mr. Franko, Mr. Hurring, Mrs. Swartz, Mr. Brower, Mr. Ciccarone and Mr. Saluzzi. Mrs. Abbott arrived late. Ms. Hagner, Mr. Travisano and Mr. McCaffrey were absent.

Also present were Board Engineer John Ruschke and Planning Board Attorney Steven Warner, Esq.

Approval of Minutes

Mr. Hurring moved to approve the minutes of the November 3, 2014 meeting. Mr. Ciccarone seconded the motion, and it carried unanimously.

Discussion

Planning Board Meeting Schedule

Mr. Franko said that this topic will be discussed at the Reorganization meeting once new members have been appointed to the Planning Board.

Circulation Plan Element

Mr. Franko said that the previous updates to the Circulation Plan Element were made in 1999, ergo updates are again necessary.

Mr. Ciccarone said that he does not think that the updates as written are consistent with what the state statutes intend for a Circulation Plan Element. He read aloud the statute, and said that what is intended is different from what a Complete Streets Program seeks to be.

Mrs. Abbott said that municipal planners are usually tasked with performing Complete Streets updates with circulation plans. She also addressed the difference between circulation plans and the Complete Streets theory.

Mr. Franko added that the title of the document should simply be “Circulation Plan Element.” He also said that while the Complete Streets Program is worthwhile, the Circulation Plan also needs to take into account the realities of Chatham Township.

Mrs. Swartz said that the idea is for the Township to develop a framework in which to operate. She also pointed out that most of the Township’s thoroughfares are county roads, therefore the Township is limited in its ability to make changes on those roads.

Mr. Franko said that the 115 pages of text need to be examined to see what is relevant to Chatham Township and what is not. He also said that the document needs to be able to stand by itself.

Mr. Ciccarone said that although the current Circulation Plan Element is 15 years old, it is not irrelevant. He also pointed out that the Township is already about as developed as it will ever be.

The Planning Board began reviewing sections of the updates for edits. Mr. Ruschke asked if the Circulation Plan would supersede the walkway & bikeway plan. Mr. Ciccarone noted that said plan was not adopted by the Township Committee.

Mr. Franko suggested that a new subcommittee needs to review the proposed updates to sort through what is relevant and what is not. Mr. Ciccarone suggested that the discussion on this topic be tabled until after the new year once new appointments are made to the Planning Board, since the Board’s composition is not certain at this point.

Mr. Warner said that it should be for the Township Committee to adopt a Complete Streets resolution.

Mr. Ruschke said that the Township could get Sustainable New Jersey points if Complete Streets is part of the Master Plan. He also said that the Circulation Plan Element should not be a Complete Streets Plan. Mrs. Chambers said that some have separated the two, and the subcommittee thought it would be best to combine the two into a single document.

Mrs. Swartz moved that the Circulation Plan Element updates be tabled until after January 1, 2015, taking into account all the good advice and hard work that has been done in preparing the document. Mr. Brower seconded the motion.

Roll Call: Mr. Franko, Aye; Mr. Hurring, Aye; Mrs. Swartz, Aye; Mrs. Abbott, Nay; Mr. Brower, Aye; Mr. Ciccarone, Aye; Ms. Hagner, Absent; Mr. Travisano, Absent; Mr. Saluzzi, Aye; Mr. McCaffrey, Absent.

Mrs. Abbott stated that she is disappointed with the work ethic of the Planning Board that this project has yet to be completed. Mr. Ciccarone said that if the Board is going down the wrong path, the Board has the right to start over. He also said that it is unfortunate that the subcommittee got off track with what a Circulation Plan is supposed to be.

Other Business

Mr. Brower said that a house was recently built on Country Club Lane in which the garage is below grade, and he raised concerns about flooding. Mr. Ciccarone asked how it differs from houses with sloped driveways. Mr. Ruschke said that houses on slopes have a point of relief, whereas this house mentioned by Mr. Brower is relying on dry wells and sump pumps. He also noted that when the project was approved, it was approved with reservations.

Mr. Brower also cited a property in which several trees were taken down as part of a construction project. Mr. Ciccarone said that the Township Committee has jurisdiction over the tree protection ordinance. He also said that having an arborist on staff has led to removal of additional trees. Mr. Brower said that he would like to see better lot plan development. Mr. Ciccarone said that the tree protection ordinance does not prohibit taking down trees, as long as the designated tree density is maintained.

Mr. Ciccarone moved to adjourn at 8:52 PM. Mr. Hurring seconded the motion, and it carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary