

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
October 19, 2015**

Mr. Thomas Franko called the Regular Meeting of the Planning Board to order at 7:30 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 2015, and January, 2016 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.

Roll Call

Answering present to the roll call were Mr. Franko, Mr. Hurring, Mr. Ciccarone, Mr. Travisano, Mr. Nelson and Mr. Murray. Ms. Hagner, Mr. Saluzzi, Mr. Brower and Mr. Ritter were absent. Mrs. Swartz arrived a couple minutes late.

Also present was Amanda C. Wolfe, Esq, filling in for Board Attorney Steven Warner.

Approval of Minutes

Mr. Travisano moved to approve the minutes of the June 1, 2015 meeting. Mr. Nelson seconded the motion, and it carried unanimously.

Circulation Plan

Mr. Hurring said that a draft of an updated Circulation Plan has been created by the subcommittee. He anticipates that the draft will be ready to be presented to the Planning Board in early 2016.

Hearing

Plan: 15-135-24&25 (June 16, 2015) Superior Builders, LLC , 255 Green Village Road, Block: 135 Lots 24 & 25. Convert auto repair shop to a retail use in B-1 Zone. Complete 10//2/2015. Escrow #79693

Attorney Jay I. Lazerowitz appeared on behalf of the applicant. Mr. Lazerowitz said that the property is an existing gas station that had a repair facility. The repair facility is not currently in use, and the applicant would like to replace it with another business allowed under zoning regulations. Applicant does not currently know what business will take the space, as they want approval before seeking a tenant. Mr. Lazerowitz said that it would not be a restaurant with seating.

Engineer Lawrence Murphy was sworn in to give testimony. Gary Verga from Superior Builders was also sworn in, as were Mr. Banisch and Mr. Ruschke. Mr. Murphy provided his qualifications, and was accepted as an expert.

Mr. Murphy said that this application is small in terms of scale for site plan engineering, and very few changes will be made. The biggest change is that parking spots will be striped, and ADA requirements will be met. Some sidewalk will be added to help pedestrians navigate the site safely. Mr. Murphy also noted where garbage dumpsters will be stored. He also described the proposed lighting for the site.

Mr. Murphy presented a modified photo of the site to show what the building might look like after being converted to retail use. Mr. Murphy said that the sign will be illuminated if allowed by ordinance, and the site will continue function as a gas station. Mr. Ruschke asked about the type of business that will occupy the space. Mr. Lazerowitz said that it would be a business typically found in combination with a gas station.

Mr. Murphy presented a page from the site plan. He noted the area where the parking spaces would be located. Mr. Murray asked if the applicant has measured the flow of traffic at the site during rush hour.

Mr. Ciccarone said that the lot has a pre-existing nonconforming use, and the proposal is to intensify the use of the property. He also asked if the County has commented on the ingress/egress of the site. Mr. Lazerowitz said that they have not gone to the County yet, but they can do a traffic study if requested. The applicant will bring a traffic expert to the next hearing. Mr. Ciccarone said that he would prefer to know what type of business will occupy the site. Concerns were raised about the amount of traffic at the intersection of Shunpike Road, Green Village Road and Southern Boulevard. Mr. Franko said that the County should be consulted on this project. Mr. Lazerowitz said that they will do so.

Mr. Franko said that the Board should review the design waiver list. Mr. Murphy said that items 5 and 6 are the only new ones on the list, and are there to improve visibility on the site. Mr. Franko asked if there are any requirements for the number of parking spaces at the site. Mr. Ciccarone said that such a requirement would hinge on what the proposed use of the site would be.

Mr. Ruschke said that the application does not appear to significantly improve the building on the site. Mr. Lazerowitz said that the proposal is for the building to be readapted. Mr. Hurring asked if any environmental studies have been done on the building. Mr. Lazerowitz said that the appropriate studies will be done. He also noted that municipalities receive information from the state regarding remediation of sites.

The hearing on this application will be carried to the November 16, 2015 meeting.

Mr. Nelson moved to adjourn at 8:10 PM. Mr. Ciccarone seconded the motion and it carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary