MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
NOVEMBER 16, 2020

Mr. 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 2020, and January, 2021 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. Nelson, Mrs. Ozdemir, Mrs. Ewald, Mr. Hoffmann, Mr. Kelly, Mr. Sheth, Mrs. Abbott and Mr. Choi. Mr. Coviello arrived a few minutes late.

Also present were Township Planner Frank Banisch, Engineer Kevin Nollstadt in place of Board Engineer John Ruschke, and Attorney Amanda Wolfe in place of Board Attorney Steve Warner.

Ms. Hagner was absent.

Approval of Minutes

Mrs. Ozdemir noted a typographical error in the minutes of the November 2, 2020 meeting.

Mrs. Ewald moved to approve the minutes of the November 2, 2020 meeting as amended. Mrs. Ozdemir seconded the motion, which carried unanimously.

Hearing: PBA-20-002 (February 28, 2020) **OAK KNOLL SCHOOL OF THE HOLY CHILD, 300 GREEN VILLAGE ROAD, BLOCK 144 LOT 33** Request for modification of condition of prior approval.**(Complete 9/24/2020) Escrow # 72744**

Christopher Stracco, the attorney representing Oak Knoll School, explained that the applicant is seeking to modify conditions of prior approvals. Mr. Stracco stated that the subject property is in the R-2 zone, and there is not sports lighting. He described the conditions set forth by the prior Board approval for the use of the site for athletic activities, and Oak Knoll School has adhered to the conditions. The applicant is requesting permission to use the fields throughout the year during daylight hours, which would include summer camps. Mr. Stracco said that Oak Knoll School Athletic Director Kelly Childs and Traffic Engineer Corey Chase will be called to offer testimony.

Mrs. Childs, Mr. Chase, Mr. Banisch and Mr. Nollstadt were sworn in to give testimony.

Mrs. Childs provided her business address and was accepted as a witness. She stated that she is the Athletic Director, and she is in her fifth year. Mrs. Childs stated that she runs the sports program for grades 5-12.

Mrs. Childs stated that Oak Knoll School is a Catholic school serving grades Pre-K to Grade 12. It is co-ed from Pre-K through 5th Grade, and all women from grades 6-12. Mrs. Childs described the current field usage. The Oak Knoll Sports Program has expanded to the point at which the fields in Summit are not sufficient for their summer camps. The application is to use the Chatham field for summer camps, and the use would primarily be by Oak Knoll students and prospective students. Students would be dropped off typically by parents or would drive themselves to the field. Oak Knoll has not received any complaints about traffic because of the field. As there are not lights on the field, hours of usage are limited by available daylight.

Mrs. Abbott asked about tournaments at the field. Mrs. Childs said that women's sports programs have expanded in recent years. She noted that Oak Knoll has hired off-duty police to perform traffic control and crossing guard services when needed. Mrs. Abbott asked if the Township has received any parking complaints related to the Oak Knoll Field. Mr. Kelly stated that he is not aware of any.

Mr. Franko asked about the anticipated number of program participants. Mrs. Childs said that for the summer camps up to 150 participants, and 30 to 50 participants for team practices. Mrs. Ewald asked about field usage by organizations other than Oak Knoll. Mrs. Childs said that only the Oak Knoll Athletic Program has used the fields.

Raye Jean Leastman, the CFO of Oak Knoll School, was sworn in to give testimony. She stated that the camp counselors are Oak Knoll employees. Mrs. Leastman noted that Oak Knoll hosts the NY Giants Training Camp at the Summit facility.

Mrs. Childs described the busing service that Oak Knoll uses to transport students to the athletic fields.

Mr. Coviello asked if the expansion of the sports program is because the school is co-ed. Mrs. Childs stated that Oak Knoll is co-ed for Pre-K to 5th Grade, and is an all women's school from 6th Grade through 12th Grade. She also indicated that only the high school sports programs use the field in Chatham Township. Mr. Coviello asked if there is a financial interest in the summer camps. Mrs. Childs indicated that summer camp participants will need to pay a fee to join the camp. Mrs. Leastman said that the cost is $500-$600 per week, and only internal programs would be at the Chatham field.

Mrs. Abbott stated that when the Oak Knoll Field was developed, there were concerns about adjacent wetlands. Field lighting was not allowed because of the potential effect on wildlife.

Mr. Kelly asked about the age range for the camps. Mrs. Childs said that co-ed younger age camps and high school age girls camps would be offered. Mr. Kelly asked about a requested extension for field usage during daylight hours seven days a week. Mrs. Childs said that the

fields are not generally anticipated to be used on Sundays. Mr. Kelly noted that Township fields are not used on Sunday mornings. Mrs. Childs said that any Sunday use would not be before 12:30 PM. Ms. Wolfe asked if the applicant would stipulate to a condition that the fields not be used before 12:30 PM on Sundays. Mr. Stracco stated that the applicant will so stipulate.

Mrs. Ewald asked about the request for field usage during daylight hours, noting the length of daylight hours in the summer. Mrs. Childs said that 9:00 AM is the typical start time. Mrs. Ewald asked about use of the Oak Knoll Field by the Chatham Recreation Program. Mrs. Childs said she is not aware of the Recreation Program using the fields. Mrs. Leastman said that such a request would be submitted to her, and she has not received any field usage requests.

Mrs. Leastman said that summer camps begin at the end of June, and start at 8:00 AM.

Mrs. Abbott commented on the Township's noise ordinance.

Mr. Choi asked about tournaments with more than two teams participating at one time. Mrs. Childs said that NJSIAA rules would only allow for one opponent to be at the field at one time. Mr. Choi asked about the enrollment threshold for a camp to be viable. Mrs. Leastman said she expects that programs would continue despite low enrollment.

Mr. Coviello asked why the venue is changing from the main campus to the Chatham Township field. Mrs. Leastman said that the Summit campus will still be used as well. Mr. Choi asked if the use of the Chatham field is to supplement the Summit campus, which Mrs. Leastman confirmed. Mr. Choi asked about the number of enrolled campers. Mrs. Leastman said that normally there are 120-150 campers.

Mr. Coviello asked if Oak Knoll has alternate plans if this application is not approved. Mrs. Leastman said that the program would remain in Summit if permission is not granted to use the Chatham field. Mr. Coviello stated that there will be a traffic impact to which he is sensitive.

Mrs. Abbott said that the traffic impact does not bother her. She also asked if non-students could join the summer camps. Mrs. Leastman confirmed that the summer camp participants do not need to be Oak Knoll students, and Chatham residents would be eligible to participate.

Mr. Choi asked about the environmental concerns raised when the original application was made. Mrs. Abbott stated that the concerns were related to wetlands and removal of trees. Mr. Choi asked what the spectator turnout is like. Mrs. Childs said that there has been up to 70-80 spectators on a busy day.

Mrs. Abbott noted that there is a benefit to local businesses when people attend events at the Oak Knoll field. She also commented on the environmental impact if there were lights, and stated that water quality needs to be monitored. Mrs. Abbott also said that the traffic impact study appeared pretty standard.

Mr. Stracco asked how often there are games that have large crowds of spectators. Mrs. Childs said that it would only be once or twice a season.

Mrs. Ewald asked how many students are involved in the athletic programs. Mrs. Childs said that there are 50 students in the field hockey program and 46 in the soccer program. Mrs. Ewald asked about the enrollment from Chatham Township. Mrs. Childs said she did not know specifically how many students are from Chatham, however there are Chatham residents in the student body.

Corey Chase, PE provided his qualifications and was accepted as an expert.

Mr. Chase reported that an updated traffic study was conducted in October 2020. Mr. Chase presented an aerial exhibit dated November 12, 2020 which was previously submitted to the Planning Board. The subject property was highlighted, and Mr. Chase discussed the parking lot access from Green Village Road. Mr. Chase also said that pre-COVID data was available from prior traffic studies performed by his office. Mr. Chase described the updated analysis that was performed, noting that a Saturday analysis was performed at the request of Mott MacDonald.

Mr. Banisch asked if there is an anticipation of more than 50 campers at the same time. Mr. Chase said that the intent is for the summer camps to be dropped off at the Summit facility and bussed from there to the Chatham field. Mr. Banisch asked about overlap with special events. Mr. Chase said that events would be scheduled in such a way to avoid overlap.

Mr. Coviello asked how this application would be impacted by the pending development of Affordable Housing at 522 Southern Boulevard. Mr. Chase said that trips from the Affordable Housing would be spread out through the day, and he approximated 30 trips during peak hours. He also said that the trips would not materially change the results of the updated traffic study.

Mr. Choi said that the additional traffic has an option of travelling north or south to and from the site. He asked Mr. Chase if it would be correct to assume that most traffic would be travelling southbound to the site, and upon leaving would make a left-hand turn out of the parking lot to travel north on Green Village Road. Mr. Chase said that the flows of traffic were included in the study, and the flows are not anticipated to change.

Mr. Stracco stated that he has been informed that there are 71 students from Chatham at Oak Knoll School.

Mr. Franko opened the Public Hearing.

1. Joe Basralian, 24 Fairfax Terrace, asked how much extra lawn-care treatment is anticipated from the increased use of the facility. He also asked if organic lawn care treatments are used, and if additional treatments with pesticides and fertilizers will be needed.

   Mrs. Leastman stated that the groundskeeper uses the approved protocol for field maintenance. She noted that the groundskeeper has a degree in turf management. Mr. Stracco asked about discharge from the field. Mrs. Leastman said she thinks it runs into a detention basin.

Mr. Choi asked if the stormwater runoff is tested. Mrs. Leastman said she does not know. She also said that the conditions of approval are followed and the applicant stipulated to continuing to comply with said conditions. Mrs. Abbott noted that there were controls on fertilization and irrigation.

2. Tom Anselmi, 677 Shunpike Road, was sworn in to give testimony. Mr. Anselmi said that Oak Knoll School has been a great neighbor in the 20 years he has lived at his address. Mr. Anselmi also said that sometimes music is played through loudspeakers that is too loud, and he said that noise on Sunday is a particular concern.

   Mrs. Childs apologized for any noise issues, and said that there is not a loudspeaker system at the site. She also stated that usage of the fields is not anticipated on weekends during the summer.

   Mr. Anselmi also said that he would be concerned about noise after 8:00 PM during the summer. He also reiterated that Oak Knoll has been an excellent neighbor.

3. Stewart Carr, 3 Crestwood Drive, was sworn in to give testimony and asked about usage of the fields by the Township Recreation Program, and if the language in the approval can be modified such that permission of usage is the default position. Mr. Stracco said that his client is content with the current language. He also said that the language can be modified that upon request, Oak Knoll would consider permission for official Recreation Department programs pending scheduling availability and would not unreasonably deny the request. Mr. Carr also stated that Oak Knoll has been a positive member of the community.

4. David Matrisciano, 1 Bassford Road, stated that Oak Knoll has been an excellent neighbor. He also said that he is concerned about the hours of field usage in the summer, and asked if the hours have to be from dawn to dusk. Mr. Matrisciano also asked about security at the facility, noting that somebody recently jumped the fence from the field into his property. Mr. Matrisciano was sworn in to give testimony. Mrs. Childs said that practices on Saturdays do not begin before 9:00 AM, and games begin at 11:00 AM. She also reiterated that there is not a sound system at the field, and music is sometimes played on portable radios during warm-ups before games. Mrs. Childs also said that there are not evening games at the facility. She also said that games do not begin past 4:00 PM. Mr. Matrisciano asked if a 9:00 AM to 4:00 PM time frame could be specified. Mrs. Childs noted that the fields would not be used on Sunday in the summer. She also stated that Saturday practices begin in September. Mrs. Leastman stated that security is present when the students are there for athletic programs, and there is also video surveillance. Ms. Wolfe asked if security will be present for the entire summer program. Mrs. Leastman said that can be discussed. Ms. Wolfe asked if the applicant will stipulate to having security during all athletic events. Mrs. Leastman said that there is already security, which will continue. Ms. Wolfe asked if Mr. Matrisciano's concern was about security on weekends. Mr. Matrisciano said it is for both weekends and weekdays, and also expressed a concern about noise. Mrs. Ewald asked if the applicant would agree to a

condition that the fields not be used on weekends in the summer. Mrs. Childs stated that the fall season begins in mid-August. Mr. Stracco asked about prohibiting use on weekends from July 1st to August 15th. Mrs. Childs said that preseason start dates vary, however she is ok with July 1st as the start date for the prohibition. Mr. Franko suggested that the period run from July 1st until the beginning of the NJSIAA preseason.

Seeing no further public comment, Mr. Franko closed the Public Hearing.

Mr. Stracco gave a summation of the application and stipulations. Ms. Wolfe asked if the applicant will stipulate to the conditions in the memoranda from Mr. Ruschke and Mr. Banisch. Mr. Stracco stated that the applicant will so stipulate. Ms. Wolfe asked if campers will be transported by bus from Summit to Chatham. Mrs. Leastman said that is the plan.

Mr. Kelly moved to approve the application as stipulated and subject to memorialization. Mr. Nelson seconded the motion.

Roll Call: Mr. Franko, Aye; Mr. Nelson, Aye; Mrs. Ozdemir, Aye; Mr. Coviello, Nay; Mrs. Ewald, Aye; Ms. Hagner, Absent; Mr. Hoffmann, Aye; Mr. Kelly, Aye; Mr. Sheth, Aye; Mrs. Abbott, Aye; Mr. Choi, Abstain.

At 9:10 PM, the Board took a recess.
The meeting was resumed at 9:18 PM.

Public Hearing – Open Space Element of the Master Plan

Mr. Banisch and Mr. Basralian were sworn in to give testimony.

Mr. Basralian said that the most meaningful recent change was the addition of a trail map. He also said that some minor notes were added by Mr. Ruschke. Mr. Basralian also said that the Open Space Element intends to provide a framework for preservation and use of open space. He stated that the prior version has been well utilized by the Township.

Mrs. Abbott asked about the inclusion of maps, and if there should be detailed maps included. Mr. Basralian commented on the inclusion of the Loantaka Trail Map. Mrs. Abbott asked about including other trails such as the Hillside Avenue Trail. Mr. Basralian said that some other trails may be expanded. He also discussed adding a legend to the map.

Mr. Franko opened the Public Hearing.
Seeing no public comment, Mr. Franko closed the Public Hearing.

Mr. Kelly moved to adopt the resolution adopting the 2020 Open Space Plan. Mrs. Ewald seconded the motion.

Roll Call: Mr. Franko, Aye; Mr. Nelson, Aye; Mrs. Ozdemir, Aye; Mr. Coviello, Aye; Mrs. Ewald, Aye; Ms. Hagner, Absent; Mr. Hoffmann, Aye; Mr. Kelly, Aye; Mr. Sheth, Abstain; Mrs. Abbott, Aye; Mr. Choi, Aye.

Discussion

Circulation Plan Element of Master Plan Updates

Mrs. Abbott said that the Circulation Plan Subcommittee has not yet met. She also said that an overview is needed at the next appropriate meeting, with a public hearing anticipated in February. Mrs. Abbott noted the importance of maps in the Circulation Plan.

Mrs. Ewald moved to adjourn at 9:34 PM. Mr. Coviello seconded the motion, which carried unanimously.

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Gregory J. LaConte
Planning Board Recording Secretary