

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
FEBRUARY 22, 2021**

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 2021, and January, 2022 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. Nelson, Mrs. Ozdemir, Mrs. Abbott, Mr. Coviello, Mrs. Ewald, Mr. Hoffmann, Mr. Choi and Mr. Kahn.

Mrs. Ness arrived a couple minutes late. Mr. Sheth was absent.

Also present were Township Planner Frank Banisch, Engineer Dan Honoshowsky in place of Board Engineer John Ruschke and Board Attorney Amanda Wolfe.

Approval of Minutes

Mrs. Ewald moved to approve the minutes of the February 1, 2021 meeting as amended. Mr. Nelson seconded the motion, which carried unanimously.

Memorialization Resolutions

PBA-20-004 Sterling/Sun at Chatham, LLC, 344 Hillside Ave., Block 67 Lots 17 & 17.01

Mrs. Ewald asked about the language in the resolution regarding the Conservation Easement, and if it needs to be more specific. Ms. Wolfe said that the language used was from the Township's ordinance. Mr. Flannery, an attorney representing the applicant, said that the ordinance requires a conservation easement for the slopes of 20% and greater.

Mrs. Abbott asked if the Board should see a map of the exact area of the conservation easement, or if that is something to be reviewed by Mr. Ruschke. Mr. Flannery said that there would be a revised plan reviewed by Mr. Ruschke, and courtesy copies can be provided to the Planning Board.

Ms. Wolfe said that she will check the ordinance again to confirm the language in the resolution is correct. Mr. Banisch said that the easement will be shown on the grading plan, and suggested it be shown on the subdivision plan. Mr. Flannery said that there will also be deed restrictions.

Mr. Flannery suggested that the word "line" be added after "property" in Condition #2 to clarify that the lateral connections will extend to the property line, which is consistent with the ordinance.

Mrs. Abbott asked about landscaping plans and said she does not recall seeing one for this site. Mr. Flannery said that the applicant would be working with Mr. Ruschke's office, and the grading plan has to be in place before the landscaping is finalized. Mrs. Ness asked if the landscaping will be performed by the individual builders. Mrs. Abbott mentioned the need for screening in between the properties. Mr. Flannery said that there was testimony that there would be landscaping screening. Ms. Wolfe asked if language could be added to the resolution that the landscaping plan would be subject to the review of the Board Engineer, and Mr. Flannery consented. Mrs. Ness asked how a landscaping plan works when the lots will be individually sold. Ms. Wolfe said that there will be a minimum amount of landscaping to be installed, and the builders can add more. Mr. LaConte noted that whoever buys the lots will be bound by the approvals. Mr. Banisch said that the plan requires street trees.

Mrs. Abbott asked how all the neighbors will coordinate to maintain the stormwater management system. Mr. Honoshowsky said that there are stormwater maintenance plans in place for several developments in the Township for which annual reports are required. Regarding individual lots, there is not usually any requirements for annual reports. Mrs. Abbott asked if there should be a requirement for coordination of stormwater management. Mr. Hoffmann said that there is supposed to be an operations and maintenance manual for stormwater management facilities prepared and submitted to the Township, and the private homeowners should receive that document as well. Mrs. Ness asked if there would be a grouping of the lots so that the stormwater management flows into a single area. Mr. Flannery said that would be a question for an engineer. Mr. Honoshowsky said that the stormwater operations manual typically includes various requirements. Ms. Wolfe stated that the manual will be recorded as part of the deed.

Mr. Nelson moved to adopt Resolution PB-21-009 as amended. Mrs. Ozdemir seconded the motion.

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

PBA-21-001 Toll Brothers Dixiedale Residential Development – Lot 1, Block 66 Application for Temporary Use

Mrs. Ewald moved to adopt Resolution PB-21-010. Mr. Nelson seconded the motion.

Roll Call: Mr. Franko, Aye; Mr. Nelson, Aye; Mrs. Ozdemir, Aye; Mr. Coviello, Aye; Mrs. Ewald, Aye; Mrs. Abbott, Aye; Mr. Hoffmann, Aye; Mrs. Ness, Aye; Mr. Sheth, Absent.

PBA-21-002 Southern Boulevard Urban Renewal Arbor Green at Chatham – Lots 117.27 & 117.28, Block 48.16 Application for Temporary Use

Mr. Hoffmann moved to adopt Resolution PB-21-011. Mr. Nelson seconded the motion.

Roll Call: Mr. Franko, Aye; Mr. Nelson, Aye; Mrs. Ozdemir, Aye; Mr. Coviello, Aye; Mrs. Ewald, Aye; Mrs. Abbott, Aye; Mr. Hoffmann, Aye; Mrs. Ness, Aye; Mr. Sheth, Absent.

Announcements

Mr. Franko said that the Annual Report as presented to the Township Committee has been distributed to the Planning Board for review. He thanked Ms. Wolfe for helping him prepare the report.

Mr. LaConte reminded the Board of a training session at 10:00 AM on Saturday, February 27th via Zoom. Mr. Franko noted that the session will be tailored to the needs of the Chatham Township Planning Board.

Mr. Hoffmann offered condolences to Mr. Kahn on the passing of his father.

Mr. Nelson moved to adjourn at 7:57 PM. Mrs. Ness seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary