

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
JUNE 21, 2021**

Mr. Franko called the Regular Meeting of the Planning Board to order at 7:32 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. Choi and Mrs. Ewald.

Mr. Coviello, Mr. Hoffmann, and Mr. Kahn were absent.

Mr. Franko said that Mr. Kahn is excused due to illness.

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

Approval of Minutes

Mrs. Abbott moved to approve the minutes of the April 5, 2021 meeting. Mr. Nelson seconded the motion, which carried unanimously.

Mrs. Ewald moved to approve the minutes of the April 19, 2021 meeting. Mrs. Ozdemir seconded the motion.

Hearings

PBA-21-003 (RECEIVED 5-7-2021) Created from Zoning Board App. ZBA-20--010
Mark & Nicole Lois, 15 Gates Avenue, Block 108, Lot 30

Rosemary Stone-Dougherty, an attorney representing the applicant, said that an objector's attorney raised some concerns about some notes that were placed on a Board of Adjustment agenda regarding this application, and the notes may have caused some confusion for the public. Mrs. Stone-Dougherty said that her client wants to be sure that neighbors receive proper notice of the hearing, and the applicant requests that the hearing be carried to the July 12th Planning Board meeting. Mrs. Stone-Dougherty also apologized to the neighbors for any confusion.

Mr. Kaplan said that while the July 12th meeting may be available, he advised members of the public to wait until notice is sent out to see what the correct date will be.

Mrs. Stone-Dougherty said she will be in touch with Mrs. Tsimboukis to coordinate the notices.

Master Plan Consistency Review – Ordinance 2021-16

Mr. Banisch stated that Ordinance 2021-16 makes updates to the Stormwater Control Ordinance, however they are not substantive changes. He said that a reference to the Board of Freeholders is being updated to the Board of County Commissioners. Another amendment is to keep the ordinance consistent with the State Statute. Mr. Banisch said that a memorandum he distributed to the Board identifies the intent of the Master Plan, and prevention of flooding has been a Master Plan objective for many years. He also stated that Ordinance 2021-16 ensures that the Township's stormwater management regulations are up to date. Mr. Banisch advised that the Board recommend adoption of Ordinance 2021-16.

Mr. Franko opened the floor to the public.
Seeing no public comment, Mr. Franko closed the floor.

Mr. Nelson moved to recommend to the Township Committee that Ordinance 2021-16 is not inconsistent with the Master Plan. Mrs. Ewald seconded the motion.

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

Other Business

Mr. Franko reminded the Planning Board that the application for 522 Southern Boulevard will be heard by the Planning Board at the next meeting, and the application for 15 Gates Avenue is also still pending.

Mrs. Abbott asked why the application for 15 Gates Avenue was before the Board of Adjustment and what happened with the notices. Mrs. Stone-Dougherty said that the application was originally noticed for the Planning Board, and due to an administrative error it was transferred to the Board of Adjustment. Subsequently the Township Planner and Planning Board Attorney determined that the application should have remained before the Planning Board. Due to how the matter was noticed on a Board of Adjustment agenda, the applicant wants to be sure that the matter is being properly noticed for the Planning Board.

Mrs. Ewald moved to adjourn at 7:45 PM. Mrs. Abbott seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary