

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
AUGUST 16, 2021**

Mr. 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 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. Abbott, Mr. Coviello, Mr. Choi and Mrs. Ewald.

Mrs. Ozdemir, Mr. Hoffmann and Mr. Kahn were absent.

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

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

Mr. Franko announced that with the consent of the applicant, the hearing for 15 Gates Avenue will be carried to the September 13, 2021 meeting. It is anticipated that the hearing will be concluded at that meeting.

Ms. Wolfe noted that Planning Board meetings will continue to be held via Zoom through the remainder of the year. The September 13, 2021 meeting will be held at 7:30 PM. Ms. Wolfe also stated that there was a request by letter from neighboring objector's counsel, Robert Simon, Esq., to carry the hearing beyond the September 13, 2021 meeting and the Board has not granted that request.

Rosemary Stone-Dougherty, an attorney representing the applicant, stated that she and her client understand that the Board did not have a sufficient quorum to continue the hearing at this meeting. She expressed the applicant's desire to have the hearing concluded at the September 13, 2021 meeting. Mrs. Stone-Dougherty also asked that the meeting agenda be dedicated to the hearing on her client's application.

Approval of Minutes

Mrs. Abbott moved to approve the minutes of the July 12, 2021 meeting. Mr. Nelson seconded the motion, which carried unanimously.

Mr. Nelson moved to approve the minutes of the July 19, 2021 meeting. Mrs. Ewald seconded the motion, which carried unanimously.

Mrs. Abbott moved to approve the minutes of the August 2, 2021 meeting. Mrs. Ewald seconded the motion, which carried unanimously.

Memorialization Resolutions

PBA-21-004 (Received 6-16-2021) Chatham Family Apartments LLC. 522 Southern Boulevard. Block: 128 Lot: 2

Ms. Wolfe stated that the applicant's counsel was contacted, and the applicant confirmed that they do not object to a board-on-board fence. Mr. Franko stated that a board-on-board fence would allow for more privacy and better mitigation of noise. Ms. Wolfe read the language from the resolution regarding the condition.

Mr. Nelson moved to adopt Resolution PB-21-016. Mrs. Abbott seconded the motion.

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

Mrs. Ewald moved to adjourn at 7:46 PM. Mr. Coviello seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary