

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
SEPTEMBER 26, 2022**

Mr. Sullivan 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 2022, and January, 2023 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. Sullivan, Mr. Choi, Mr. Duemling, Mr. Miller, Mr. Shehady and Mr. Neibert.

Mrs. Felice, Mr. Hamilton and Mr. Kahn were absent.

Also present were Board Attorney Steve Warner and Board Manager Kali Tsimboukis.

Minutes

Mr. Shehady moved to approve the minutes of the August 1, 2022 meeting. Mr. Duemling seconded the motion, which carried unanimously with abstentions by Mr. Choi and Mr. Neibert who were absent from that meeting.

Selection of Board Secretary

Mr. Sullivan opened the floor for nominations for Board Secretary.

Mr. Miller nominated Brian Duemling to serve as Board Secretary. Mr. Sullivan seconded the nomination. Mr. Duemling accepted the nomination.

Roll Call: Mr. Sullivan, Aye; Mr. Choi, Aye; Mr. Duemling, Aye; Mrs. Felice, Absent; Mr. Kahn, Absent; Mr. Hamilton, Absent; Mr. Miller, Aye; Mr. Shehady, Aye; Mr. Neibert, Aye.

Resolutions

PBA-22-014

Mr. Warner provided some background on the application that was approved at the August 1, 2022 meeting. He noted that the conditions of approval are listed in the draft resolution.

Mr. Miller moved to adopt Resolution PB-22-014. Mr. Duemling seconded the motion.

Roll Call: Mr. Sullivan, Aye; Mr. Choi, Abstain; Mr. Duemling, Aye; Mrs. Felice, Absent; Mr. Kahn, Absent; Mr. Hamilton, Absent; Mr. Miller, Aye; Mr. Shehady, Aye; Mr. Neibert, Abstain.

PBA-22-015

Mr. Warner stated that the Board approved the site plan waiver at the August 1, 2022 meeting, and the resolution contains the conditions of approval.

Mr. Shehady moved to adopt Resolution PB-22-015. Mr. Duemling seconded the motion.

Roll Call: Mr. Sullivan, Aye; Mr. Choi, Abstain; Mr. Duemling, Aye; Mrs. Felice, Absent; Mr. Kahn, Absent; Mr. Hamilton, Absent; Mr. Miller, Aye; Mr. Shehady, Aye; Mr. Neibert, Abstain.

Hearings

PBA-22-004 Vesta Projects, LLC, 552 River Road, Block 62, Lot 60, Requesting Minor Subdivision

Mr. Sullivan stated that a hearing for Vespa Projects, LLC was scheduled for this meeting. The applicant has requested that the hearing be adjourned. Mr. Sullivan stated that the next meeting will be held on October 17, 2022 at 7:30 PM, at which the application will be heard.

Mr. Warner stated that the hearing is being carried without further notice. He also stated that the applicant's attorney has indicated an extension of time for the Board to act.

Discussion

Hillside Avenue – Conversion to Cul-De-Sac

Mr. Sullivan said that there had been prior discussion about having Hillside Avenue become a cul-de-sac, and the concerns were regarding increased traffic in Chatham Borough due to the development of Dixiedale into condos.

Mr. Sullivan stated that he does not think that Dixiedale will generate a lot of traffic, and the traffic impact will likely be similar to what has been seen by the Rose Valle Condominiums. Mr. Sullivan addressed the proposed development of affordable housing in Chatham Borough in the vicinity of Watchung Avenue. He further said that it may be worthwhile to discuss this topic while the Dixiedale property is being developed, as it would be less disruptive to do roadwork before the units are occupied.

Mr. Miller asked where the cul-de-sac would be. Mr. Sullivan said it might simply be a dead end, and it would be at the municipal boundary with Chatham Borough.

Mr. Shehady applauded the proactive effort. He also recommended that a traffic study be performed. He also noted that apps like Waze give municipalities an opportunity to provide updates.

Mr. Duemling agreed that the proactive approach is warranted. Mr. Miller noted that emergency services should be afforded the opportunity to give input.

Mr. Miller asked what improvements will be made to the Township portion of River Road in light of the pending development in Chatham Borough. He noted that the flow of River Road will need to be improved.

Mr. Warner asked if it is premature to send a letter to the Township Committee to have this matter investigated. Mr. Shehady asked that a formal letter be sent to him to have the Township Engineer and Police Chief investigate the matter.

Mr. Miller moved for the sending of a letter requesting investigation of a dead end or cul-de-sac on Hillside Avenue. Mr. Duemling seconded the motion, which carried unanimously.

Other Business

Mr. Miller asked for an update on the Arbor Green Development. Mr. Shehady said that there are still some items for the developer to address. He also said that the developer needs to make an application to the Planning Board regarding the remaining punch list items.

Mr. Miller said he attended the Fire Department's walk-through of the site. He noted that there will be flooding at the site due to the grading. Mr. Miller also addressed a concern about dryer vents.

Mr. Miller moved to adjourn at 7:57 PM. Mr. Shehady seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary