

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT
February 24, 2016

7:30 p.m.

Chairman Michael Cifelli called this Regular Meeting of the Zoning Board of Adjustment to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. He stated that adequate notices for this Zoning Board of Adjustment meeting were given as required by the Open Public Meetings Act.

Names	Present	Absent
Chrmn. Michael A. Cifelli	X	
Helen Kecskemety	X	
Frederick Infante	X	
Douglas Herbert	X	
H.H. Montague	X	
Jean-Eudes Haeringer	X	
Patrick Tobia	X	
John Richardson	X	
Alida Kass	X	
Patrick Dwyer, Esq.	X	

Also present was Robert C. Brightly, P.E., Consulting Engineer for the Board.

Alida Kass, 37 Elmwood Ave., was sworn in as a new Regular Member of the Zoning Board of Adjustment.

Public Comment

There was none at this point.

Resolution #ZB 16-07:

The meeting minutes of January 27, 2016 were approved as submitted. Ms. Kass abstained from voting on these minutes, because she was absent that night.

Resolutions

There were none.

Old/New Business

Mr. Montague gave an update on the minor subdivision application for 64 Hedges Avenue being heard by the Planning Board. Also the Planning Bd. recently approved a Waiver of Site Plan for 249 Main Street. A brick oven pizza restaurant will be opening at that location around April 15th.

New and Returned Applications

Chairman Cifelli announced the following applications are scheduled to be heard tonight, time willing:

Application ZB #15-17: Minisink Club, Inc. – 1 Princeton Street

Application ZB #15-25: Pascarella – 26 Dunbar Street

Application ZB #16-001: Van Raaphorst – 55 Fuller Avenue

Application ZB #15-26: Fischer – 17 Roosevelt Avenue

Application ZB #15-21: New York SMSA Limited Partnership d/b/a Verizon Wireless will be carried to the March 23, 2016 Zoning Board meeting with revised plans being submitted – 97 Main Street.

Application ZB #15-17

Minisink Club, Inc.

1 Princeton Street

Lot Coverage/Expansion of Non-conforming Use

Block 43, Lot 1

Chairman Cifelli and Ms. Kass recused themselves from this application because they are members of the Minisink Club. Vice Chairman Douglas Herbert took charge of the hearing.

Board Attorney Dwyer stated that since Minisink is a large organization in the Borough, if any Board members had any conflicts or relationships with this club, now would be a good time to bring it up. No one spoke.

The following were sworn in to testify:

Robert Newell, the lighting expert for the applicant

Janet Siegel, architect for the applicant

Robert Kraus, president of Minisink Club's Bd. of Trustees

Andrew Clarke, licensed land surveyor & civil engineer for the applicant

Mr. Herbert explained to the audience how the hearing would proceed.

Fredric Shauger, Esq., attorney for Minisink Swim Club, called up Robert Kraus, the President of Minisink Club's Board of Trustees. Mr. Shauger asked Mr. Kraus a number of questions.

Mr. Kraus testified that Minisink is a local swim and paddle tennis club. He described the current facilities, such as the swimming pool, diving tank, and a snack bar, on the Minisink grounds. There are currently under 310 Club members.

Mr. Kraus testified that Minisink currently has three lighted paddle ball courts. Currently there are eight unlighted tennis courts. One of the proposals is to light these tennis courts.

Mr. Kraus testified that the current paddle clubhouse is very old and small. Minisink would like to renovate this clubhouse and bring it up to modern standards. Minisink is proposing to construct a fourth paddle tennis court. He explained that having this fourth court would better facilitate the paddle ball matches that are held at Minisink.

Mr. Kraus testified that a wheelchair ramp is being proposed. The deck will become wheelchair accessible. Minisink is proposing to light their existing tennis courts. Minisink would like to keep the tennis courts lit until 10 p.m., as they do for their paddle tennis courts.

Mr. Kraus stated that, depending on the type of winter weather, Minisink will open their courts in mid-April or early May. At the end of December, the courts close down. The swimming pool is open from May to Sept. 1st.

Mr. Kraus testified that Minisink is proposing to operate the lighted tennis courts from 9 a.m. to 10 p.m. The courts and the pool are open 7 days a week.

Mr. Haeringer had questions about a 1954 Borough Resolution about the Minisink Club. Attorney Dwyer explained that this resolution stated that if Minisink wanted any additional facilities they would have to return to the Borough for permission. This action is what they are doing now.

Mr. Herbert asked if there were any additional reasons to keep the tennis courts lit to 10 p.m.

Mr. Kraus explained that many of their members, the older ones, get home late from their jobs. Since it gets dark at 8 or 8:30 p.m., the members can't use the tennis courts for evening games. Minisink would also like to hold tennis clinics in the evening. The proposed lighting would make this possible.

Mr. Herbert confirmed with Mr. Kraus that a Minisink membership allows for use of all the facilities on the grounds. The courts are never rented out to anyone. Members may bring guests to play on the courts.

Mrs. Kecskemety asked if Minisink played other clubs on their courts. Mr. Kraus answered that the Minisink Club league, one for paddle and one for tennis, will play other leagues. These matches will occur every week. The Minisink league will also travel to other clubs. No public announcements are made during these games.

At Attorney Shauger's request, Mr. Kraus to explained how the system works for non-league players. Mr. Kraus explained that the teams are co-ed, and any Minisink member can join the league. Non-league players can play on an ad-hoc basis, scheduling a place on the courts in the evening or on weekends. Players can play on a one-hour block, if a court is available. Minisink's general manager, full time, supervises these reservations.

Mr. Montague asked if this general manager will be present at 10 p.m. when the courts close. Mr. Kraus answered no; however, team captains will be responsible for closing down the courts. In the wintertime there will not be a full time employee to supervise the courts. Minisink has plans to install an automatic shut-off for the lights on the court.

Mr. Haeringer asked how early in the day players can use the courts. Mr. Kraus answered the players can start as soon as there is sunlight, as early as 6:00 a.m.

Mr. Kraus answered questions from the Board about the proposed paddle clubhouse which will be a little larger than the existing clubhouse. Unlike the current clubhouse, it will have a bathroom. It will also have a small kitchen, a fridge, a fireplace and benches. The new clubhouse is not meant to be a party room. It is meant to be a warming place for paddle players. The clubhouse will be locked when not in use.

Board Engineer, Mr. Brightly, asked how were the clay courts maintained after matches. Mr. Kraus answered that a broom is "walked" across the court. If there are pool staff available in the evening, they will be enlisted to take the brooms across a second time to ensure divets are smoothed away.

Mr. Herbert asked if any members of the public had questions for Mr. Kraus.

Leah McBride, 1 Wilson St., came forward.

Attorney Dwyer confirmed with Mrs. McBride that she had sent an e-mail to all Board members and himself regarding this application. He reminded Board members that they cannot accept opinions about applications, unless these opinions are expressed at an open meeting. Attorney Dwyer asked Mr. Kraus if he had received a copy of this e-mail. Mr. Kraus answered no. Mrs. McBride said she would give Mr. Kraus a copy of the e-mail.

Mrs. McBride asked how many tennis courts will be lit.

Mr. Kraus answered that Minisink is proposing to have lighting for 8 tennis courts. This proposal can be discussed further in the hearing.

Susan Ericksen, 3 Wilson St., stated that she lived directly across from Minisink's tennis courts. Mrs. Ericksen confirmed with Mr. Kraus that Minisink is proposing to light all 8 tennis courts, allowing people to play until 10 p.m.

Mrs. Ericksen also confirmed with Mr. Kraus that he was familiar the machine that resurfaces the court. Mr. Kraus clarified that the tennis courts have to be maintained on a daily basis; but not necessarily at 10 p.m.

Mrs. Ericksen asked if the sprinkler system will be run after 10 p.m.

Mr. Kraus explained that the Club will have a maintenance schedule that will take into account that the tennis courts close up at 10 p.m. Just because the courts close down at 10 p.m., doesn't mean maintenance work would take place.

Mrs. Ericksen asked when the maintenance machines and sprinklers will be cleaning the tennis courts.

Mr. Kraus said the maintenance is scheduled during the course of the day when the swim and maintenance staff are on the premises. These staffers are usually at the Club from 9 a.m. until 6 or 7 p.m. The maintenance schedule is arranged around these particular staff hours.

Mrs. Ericksen asked Mr. Kraus if he was aware that the sprinklers operated every night.

Mr. Kraus answered yes.

Mrs. Ericksen asked if the sprinklers will be on after 10 p.m.

Mr. Kraus stated that the sprinklers can be programed not to run after 10 p.m.

Mrs. Ericksen asked Mr. Kraus if he was aware that players are on the tennis courts as early as March. Is he also aware that some of the players arrive at 7 a.m.?

Mr. Kraus answered, depending on the snowfall factor, and the beginning of spring, the Minisink courts open at different times. It's possible that the courts could open in mid-March.

Mrs. Ericksen asked if the neighbors could expect the court lights and maintenance work to end by 10:00 p.m. Is there a chance the maintenance crew will be on the courts beyond 10:00 p.m.?

Mr. Kraus answered that the maintenance people wouldn't be on the courts beyond 10:00 p.m. At 10:00 a.m. to 11:00 a.m. the staff arrives at the club to do maintenance. The maintenance work gets scattered throughout the day, depending on who is using the tennis court, and court availability.

Mr. Herbert asked Mr. Kraus for more information on the maintenance machine.

Mr. Kraus answered that there is a roller to push over the surface. A broom is used to smooth the surface. Sometimes a golf cart will be used to pull the broom. Some noise may come from the golf cart. The broom doesn't make any noise.

Mr. Herbert and Mr. Kraus discussed the sprinkler situation.

Mr. Haeringer asked how old the courts were. Mr. Kraus wasn't sure.

Mrs. Ericksen asked where Minisink keeps their records of their resolutions, construction records.

Attorney Shauger objected to Mrs. Ericksen's question because he felt it was not relevant to Mr. Kraus's testimony.

Mrs. Ericksen felt that her question was relevant. She pointed out that the year the courts were constructed was very important with this application. Mr. Kraus was unable to answer that question.

Mr. Herbert over-ruled Attorney Shauger's objection. Mr. Herbert asked Mr. Kraus where did Minisink keeps its corporate incorporation records.

Mr. Kraus answered that documents and records have been passed along by Minisink's Presidents and Secretaries. Many of the Minisink Club's records are kept in the attic of Club's main building.

Attorney Dwyer asked if the tennis courts were normally swept after each game or match.

Mr. Kraus answered yes, in an ethical sense, because they are clay courts. The players are supposed to do this sweeping after every match; however, they don't always follow through. Oftentimes, during the day, the pool staff are asked to sweep the courts.

Attorney Dwyer asked if the golf cart was used any particular time of the day for sweeping the court.

Mr. Kraus answered near the end of the day, between 6 p.m. and 7 p.m.

Attorney Dwyer asked how often the courts were sprinkled.

Mr. Kraus answered at least once a day, in the morning.

Attorney Dwyer asked how many parties were held at Minisink Club.

Mr. Kraus answered two or three parties are held a year. When the pool is closed, these parties are held in the Club's parking lot. Bands no longer play at these parties. Non-members are not allowed to use the Club facilities for parties.

Mr. Kraus testified that Minisink had met with the neighbors a couple of weeks ago to listen to their concerns. Minisink agreed to keep the grounds close to Wilson Street cleaner. Minisink also wanted to hear the residents' thoughts on this proposed application.

Bill Ericksen, 3 Wilson St., asked how many Minisink members were involved in paddle tennis.

Mr. Kraus didn't have an exact number. Possibly there are 70 to 80 players maximum.

Mr. Ericksen asked Mr. Kraus if he was aware some Club members played until midnight, using the lights.

Mr. Kraus answered that he had heard of that happening. Reminders have been sent to Club members of the permitted hours of play. An automatic shut-off of the court's lights will be installed to enforce these hours. Mr. Herbert confirmed with Mr. Kraus that this automatic shut-off is included in the application's proposals.

Attorney Shauger called his next witness, Andrew Clarke. Mr. Clarke submitted his credential as a licensed land surveyor and civil engineer. The Board accepted his credentials as an expert witness.

Mr. Clarke testified that he had conducted the survey work that is the basis of the submitted plans. He stated he was very familiar with the property.

Attorney Shauger asked Mr. Clarke to go over the proposals.

Mr. Clarke reviewed the submitted pages which depicted the layout of the Minisink grounds and facilities.

Mr. Montague asked if any of the diagrams showed trees or shrubs.

Mr. Clarke pointed out that on the plans, the significant trees have been designated in the area of the proposed work. He didn't include all the trees belonging to the nearby woods. On Sheet SP5, Mr. Clarke pointed out the vegetation along Wilson Street. He also noted that the westerly 4 tennis courts are higher than the 4 easterly courts. The easterly courts are 9 feet lower than the road.

Also on Sheet SP5, Mr. Clarke pointed out the locations of the proposed lighting fixtures for the tennis courts. Testimony on these lighting fixtures will be given by the applicant's lighting expert.

Mr. Clarke testified that there will be no change on the grading of these tennis courts. Currently there are no lights on the tennis courts.

Mr. Clarke referred the Board to Sheet 3, which depicted the existing conditions of the area around the paddle court area. An overlay sheet shows the proposals for this area. The existing paddle hut will be removed and replaced with a new paddle hut measuring just over 800 sq. ft. More up-to-date lights fixtures will be replacing the lights on the 3 existing paddle tennis court. A fourth paddle court will be constructed to the south of the 3 existing paddle courts. The fourth court will also be lit.

Mr. Clarke testified that the floor of the proposed fourth court will be raised to accommodate the flood conditions on the Minisink property. The flood conditions hadn't been taken into consideration when the original paddle hut was constructed.

Mr. Clarke explained how the existing parking will be re-oriented, bringing the handicap parking closer to the building. This action will reduce the amount of pavement in that section. A walk to the handicap ramp is being proposed.

Mr. Herbert asked why this particular location was selected for the new paddle court. Mr. Clarke answered that the alternate site, on the north side, there are propane tanks in place. Also, the wooded area would be impacted.

Mr. Haeringer asked if there was a pedestrian pathway running from Wilson Street to the tennis courts. Mr. Clarke answered no. A locked gate exists there; however, he didn't believe Club members were permitted access on that particular side.

Board Engineer Robert Brightly noted that the proposed paddle court is shown over a Borough storm drain easement. Mr. Clarke testified that Minisink Club has gone before the Borough Council on this matter. The Borough Council has approved modifications to the easement to allow this construction to go forward. Mr. Clarke had an agreement on this matter signed by Minisink. Mayor Harris will not sign the agreement until the Zoning Board approved this application.

Attorney Shauger asked if the installation of the handicap ramp, deck, and stairs will impact the parking at the Club. Mr. Clark answered yes, there will be a net loss of 7 parking spaces.

Mr. Herbert asked if the public had any questions for Mr. Clarke.

Susan Ericksen, 3 Wilson Street, reviewed with Mr. Clarke where the closest proposed light to her home would be located. Mrs. Ericksen confirmed with Mr. Clarke that the lights for the tennis courts will be 120 feet from her front window. She asked if there will be any shielding or additional landscaping to deal with this lighting.

Mr. Clarke stated that the applicant has a lighting expert to testify on this matter.

At 9:00 p.m. a break was taken in the meeting.

At 9:12 p.m. the meeting resumed.

Mr. Herbert announced the following applications will continue to the March 23, 2016 Zoning Board of Adjustment meeting:

Application ZB #16-001: Van Raaphorst – 55 Fuller Avenue

Application ZB #15-26: Fischer – 17 Roosevelt Avenue

Attorney Shauger called another witness, Alexander McDonald, 1 Princeton St., Chatham NJ forward. Mr. McDonald was sworn in to testify.

Mr. McDonald testified that he was the General Manager of Minisink. He stated that he is responsible for all daily operations of Minisink, throughout the year. Mr. McDonald testified that he was very familiar with the maintenance schedule of the tennis courts and the paddle courts. If the Board approves this application, Mr. McDonald believed there wouldn't be too much of a change with the maintenance schedule.

Mr. McDonald testified that the majority of the maintenance, if members play on the courts at night, would be done in the morning.

At Attorney Shauger's request, Mr. McDonald reviewed the maintenance schedules for both the tennis courts and the paddle courts. If the application was approved, and players were allowed on the courts until 10:00 p.m., the maintenance work, on the courts, would be done the next morning, starting at 7 a.m. The courts will be brushed, usually by hand.

Mr. Infante asked how late do people currently play on the courts.

Mr. McDonald answered that currently members usually play to 8:00 or 8:30 p.m.

Mr. Herbert asked Mr. McDonald if he wasn't working at the Club between 8:30 p.m. and 10:00 p.m., who would be in charge?

Mr. McDonald answered that at times there are staff members at the Club until 10:00 p.m. However, if no staff members are on the premises, the club members are put on an honor system. Mr. McDonald explained the member key system for access to the tennis courts and paddle courts.

Mr. McDonald testified that usually the upper courts are opened first in the morning because of the limited maintenance staff at that hour. These courts are the ones closest to Wilson Street.

Mr. McDonald testified that the Club does not have the resources to open all 8 courts at 8:00 a.m. The upper four courts open at 8 or 8:30 a.m. The lower courts will open at 9:00 a.m.

Mr. Brightly asked what line of access people would take from the pool to the courts.

Mr. McDonald answered that when the pool is open, members use the main entrance. When the pool is closed, members use the side access key, on the right side of the Club, using the stone path.

Mr. Brightly asked if there any lights along the stone path. Mr. McDonald testified that there are safety lights along the perimeter of the Club. These lights shut off at 10:00 or 10:30 p.m.

Mr. Herbert asked if the public had questions for Mr. McDonald.

Susan Ericksen, 3 Wilson Street, reviewed the Club hours with Mr. McDonald.

Attorney Shauger asked Janet Siegel, the applicant's architect, to come forward. Mrs. Siegel submitted her professional credentials to the Board. The Board accepted them.

Mrs. Siegel testified that discussions on the application started in 2013. Environmental and lighting issues had been covered. Mrs. Siegel noted that she and Club representatives had met with Mr. DeNave, the Zoning Official, a number of times. The easement issue added another year of deliberations between Minisink and the Borough Council. Minor revisions were made to the plans.

Mrs. Siegel submitted Exhibit A-1: a photo-board of the Minisink grounds and the surrounding properties.

Mr. Herbert confirmed with Mrs. Siegel that no changes were made to the plans submitted.

Mrs. Siegel submitted the following exhibits:

Exhibit A-2: Existing photo with a corresponding proposed rendering

Exhibit A-3: An elevation comparison of the side view of the existing and the proposed paddle court

Mrs. Siegel testified that the new paddle hut will be in the location of the old paddle hut. The old hut is not in good condition. The current hut doesn't have toilet facilities. The pool house has a year-long toilet facility; however, it's clear across the property. The proposed ramp will follow full ADA requirements.

Mrs. Siegel testified that the proposed hut will be slightly over 800 sq. ft. The actual gathering space designated for paddle players in the new hut will measure 18 ft. by 20 ft. The handicap bathroom, the storage closet, and utilities will take up the remaining space. The new hut can accommodate 49 people. There will be a small coffee bar and small kitchenette. There will be a small desk area where players check in.

Mrs. Siegel testified that she is trying to do as little as possible to the existing courts that already stand. Piers will be installed to create a flow-through construction.

Mrs. Siegel stated that the lighting for Courts 1, 2 and 3 will be 20 feet above the level of the playing surface. These paddle courts are currently lit. The new paddle court will be raised because of flood requirements. The same 20 ft. high lighting will be maintained on the poles on the new court.

At Attorney Shauger's request, Mrs. Siegel testified on why a variance is needed for the raising of the proposed court's floor. The variance is needed for the height of the light on the proposed court. The lighting on the existing courts will be replaced with non-glare lighting. The lights on all the courts will then become consistent.

Mrs. Siegel reviewed the dimensions of the proposed hut. The proposed hut will extend 5 more feet high to the ridge of what is existing now.

Attorney Dwyer reviewed the lot coverage figures with Mrs. Siegel. He asked whether she allowed for the reduction of coverage based on the spacing of the decking. Mrs. Siegel calculated that the total reduction would be 280 sq. ft. of the specific deck area.

Mr. Herbert confirmed with Mrs. Siegel that the tennis courts were really driving the numbers up in this application.

Attorney Dwyer asked if there was a stormwater drainage to be addressed.

Andrew Clarke, the applicant's land surveyor, noted that there were a few little local drains in the lawn areas to carry rainwater away from the utilized area. There is no formal drainage of significance on the property.

At Mr. Montague's request, Mrs. Siegel reviewed the variances being sought and the calculations involved.

Attorney Dwyer pointed out that the application is proposing to increase their lot coverage, which is already over the allowable. The applicant's tennis courts are semi-permeable. He asked if the applicant, as part of their application, could stipulate that Minisink will not change the tennis courts to a lesser permeable surface. Mr. Clarke answered that the applicant would be agreeable to not make the tennis courts less permeable.

At this point, in the meeting, since it was getting late, Mr. Herbert announced that Application ZB #15-25: Pascarella – 26 Dunbar Street – will continue to the March 23, 2016 Zoning Board of Adjustment meeting. Pascarella will be heard after the Verizon Wireless application.

Mr. Herbert asked if the public had any questions for Mrs. Siegel.

Becky Meyer, 26 Wilson St., asked where the new court would be located in relationship to her home. Mrs. Siegel showed her on the plans. Mrs. Siegel also reviewed the location of the easement location on the survey, where the new court will built. The document giving permission for Minisink to build over this easement has not yet been signed by the Mayor. The Mayor is waiting for the Board's decision on this application.

Gabriel Yandoli, 36 University Ave., felt that the current lighting from the existing paddle tennis courts was a nuisance. He wanted more information on the shielding, if any, for the proposed court lighting.

Mr. Herbert assured Mr. Yandoli that Minisink will have an expert witness testifying soon on the proposed lighting.

Susan Ericksen, 3 Wilson St., asked how many people could play on a paddle court at the same time.

Mrs. Siegel answered four.

Mrs. Ericksen questioned why Minisink is proposing a paddle hut to hold 49 players

Mrs. Siegel explained how the building code applies to situations like the paddle courts. Also, the proposed new paddle court would give the Minisink players more "elbow room" when they seek shelter.

Mrs. Ericksen asked Mrs. Siegel if Minisink had told her that parties would be held in the new hut.

Mrs. Siegel answered that the hut will be used for players to warm up. She has designed and renovated other huts like the one being proposed.

Mrs. Ericksen still had concerns that the proposed hut would be a facility for parties.

Mrs. Siegel answered that the proposed hut is meant for nothing beyond the association of the paddle courts. The extra space will give the players enough room to bring their gear into the hut and warm up, especially when a full match is going on. A notice will be posted regarding the allowable number of up to 49 people.

Mrs. Ericksen still had concerns. She said she would like to seek her own legal representation. Mrs. Ericksen felt that the proposed hut will be impacting her home, her property values, and quality of life.

Mr. Richardson contributed what he has seen in paddle huts.

Attorney Dwyer pointed out that the applicant may want to have someone testify as to what the actual use of the proposed hut.

Answering questions from Board members, Mrs. Siegel described the stove, sink, the proposed gas fireplace and the hot water boiler to be installed in the proposed hut.

Attorney Shauger re-called an earlier witness, Robert Kraus, President of the Minisink Board of Trustees.

Mr. Kraus testified that Minisink is not intending to hold parties in the proposed hut. The hut will serve as a warm-up facility for paddle players. Minisink uses other buildings in town for any parties.

Attorney Shauger asked if Minisink gets approval from the Borough for this proposed fourth court, does that mean only 16 players in the hut.

Mr. Kraus answered no, he explained how the rotation of paddle players worked. Sixteen to 20 players may be waiting to play paddle on the courts.

Mr. Richardson asked Mr. Kraus how Minisink members currently use the present hut at night.

Mr. Kraus stated that players sometimes go past 10 p.m. They want to finish a match, or they lose track of the time. The court use is self-regulating. Minisink is seeking an automated shut-off system.

Attorney Dwyer asked Attorney Shauger if he was willing to make any stipulations about *not* having particular uses at the proposed hut.

Attorney Shauger answered yes. However, he asked for a few minutes to confer with the applicant. Returning to the Board, Attorney Shauger said there was difficulty in defining the

term “party” in this situation. The people visiting this hut are either waiting to play paddle, or have just finished a game.

Mr. Herbert suggested language be inserted stating that the hut will not be rented to anyone from outside the Club. An organized party will not be allowed in the hut.

Mr. Kraus agreed to this language.

Susan Ericksen, 3 Wilson Street, still had concerns the proposed hut being another facility for Minisink to hold parties. Added noise, music, and additional guests will then become an issue to nearby residents.

Mr. Herbert noted her concerns, but indicated that the Board still had to listen to additional witnesses and the hour was late.

Attorney Shauger noted that it’s now 25 minutes to 11 p.m. Mr. Newell, the applicant’s lighting expert, still has to testify on the proposed lighting. Mr. Newell’s testimony will probably be 45 minutes. Attorney Shauger estimated an extensive question time for this witness. He asked Mr. Herbert if now would be a good time to take a break in the hearing.

Mr. Herbert indicated that he wanted Mrs. Siegel to discuss her photo array.

Mrs. Siegel gave a quick overview of the different views she had photographed of the existing Minisink courts. Mrs. Siegel reported that tree planting had been discussed between the residents and the Club.

Leah McBride, 1 Wilson Street, asked if there would be time to discuss these photos with Mrs. Siegel at the next meeting. Mr. Herbert answered yes.

Mr. Herbert announced that Application ZB #15-17: Minisink Club – 1 Princeton Street – will be continued to the March 23, 2016 Zoning Board of Adjustment meeting.

At 10:45 p.m. the meeting adjourned.

The next Zoning Board of Adjustment meeting will be held on Wednesday, March 23, 2016, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler
Recording Secretary