

CHATHAM BOROUGH PLANNING BOARD
November 2, 2016 7:30 p.m.

In Chairwoman Favate’s absence, Vice Chairman Wagner called this Regular Planning Board Meeting of November 2, 2016 to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. Vice Chrnm. Wagner announced that all legal notices have been posted for this meeting.

Name	Present	Absent
Mayor Bruce Harris	X	
Council Member Victoria Fife	X	
Janice Piccolo	X	
Chrmn. Susan Favate		X
Vice Chrmn. Wagner	X	
H.H. Montague	X	
John Bitar – Second Alternate		X
Tom Gilman		X
Joseph Mikulewicz		X
William Heap	X	
Wolfgang Robinson		X
Vincent Loughlin, Esq.	X	
Dr. Susan Blickstein		X

Also present was Vincent DeNave, Borough Engineer and Zoning Official.

Public Comment

No one came forward.

Resolution #PB 2016-26

The Board approved of the following sets of minutes:

- 1) The September 21, 2016 Joint Special Meeting of the Mayor and the Borough Council and Planning Board.
- 2) The October 19, 2016 Regular Meeting of the Planning Board

Resolutions

Application PB #16-007

Vollmer and BV Realty

8 Overlook Road/24 Bridge Street

Minor Subdivision

Block 110, Lot 6/Block 110, Lot 9

Mayor Harris made a motion to approve the resolution memorializing the Board’s approval of Application PB #16-007, the minor subdivision for 8 Overlook Road/24 Bridge Street. Mr. Montague seconded the motion.

A roll call vote was taken:

Mayor Harris	-	yes
Council Member Fife	-	yes
Vice Chrmn. Wagner	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes

Application PB #16-008
Main Street Development
34 Kings Road
Minor Subdivision
Block 29, Lot 12

Gary Haydu, Esq., attorney for the applicant, came forward. He stated that 34 Kings Road currently is a single family residence. The applicant is proposing to subdivide this property, creating two properties each having 71.56 feet of frontage and 71.56 feet of width. A 75-foot width is required in this particular zoning district.

Atty. Haydu noted that two variances are needed for each of the two **lots**. He introduced the three witnesses who will be testifying tonight on the application. The applicant’s planner could not attend tonight’s meeting.

Andrew Clarke, the applicant’s engineer, was sworn in to testify. He submitted his educational and professional credentials to the Board.

Mr. Clarke testified that he had conducted the survey for the proposed subdivision. He also had prepared the plans for the subdivision.

Mr. Clarke put the base survey for the proposed subdivision on the easel. With the exception of the 71.56 feet of width for the subdivided properties, all the other bulk requirements are satisfied. Mr. Clarke put the proposed development plan on the easel. The two proposed dwellings are shown on this development plan. The 12 yard setbacks on either side are conforming. Decks will be behind these homes. A driveway will lead up to the two-car garage in front. Drywells will be installed in the back to handle the stormwater from the roof areas and from the properties themselves.

Mr. Clarke testified that two curb cuts are being proposed. The proposed dwellings are set back at the nearest points, 31 feet and 32 feet. The heights of the dwellings will be 31.75 feet and 30.5 feet. The two dwellings will conform to the front yard setback requirements.

Mr. Clarke testified that the rear yards for the two dwellings conform to the rear yard setbacks. The stormwater management will be consistent with the existing drainage patterns, however the entire roof area for each dwelling will be managed. Drywells will be installed.

At Mayor Harris’s request, Mr. Clarke explained how the lot widths had been measured. Mr. DeNave confirmed that Mr. Clarke’s lot width measurements were done correctly.

Answering Vice Chrmn. Wagner's inquiry, Mr. Clarke reviewed the frontage measurements of the neighboring homes.

Vice Chrmn. Wagner asked if Mr. Clarke had given any thought to pushing the proposed houses further back.

Mr. Clarke answered that there had been discussions about pushing back 10 feet the home for proposed Lot 12.02. The applicant is agreeable to doing that.

Mr. DeNave said if this proposed house were to be moved back 10 feet, will the driveway continue to grade to the street.

Mr. Clarke agreed that adjustments will be made to achieve this arrangement.

Mr. DeNave pointed out that there is an existing ponding area on the left hand of the front yard of Lot 12.02. Can a lawn drain be installed?

Mr. Clarke answered that some type of mitigation will be installed to deal with that situation.

Mayor Harris pointed out that the rear measurement of the lot width is only 62 ½ feet. How does that compare with the other lots in the neighborhood?

Mr. Clarke answered that he hasn't done that particular analysis. He felt the proposed lot measurements are in the normal range of what's existing in the neighborhood. Mr. Clarke believed the applicant's planner could give a more adequate comparison of what's existing in the neighborhood.

The Board had no further questions for Mr. Clarke.

Vice Chrmn. Wagner asked if the public had any questions for Mr. Clarke.

Bradley Williams, 36 Kings Road, noted that he and his wife had requested another 10 feet for the setback, as mentioned earlier. Pooling occurs on the front portion of their property. Otherwise, they are in support of the application.

Mr. Clarke testified that the applicant has agreed to moving move the houses back 10 feet and work on the drainage situation.

Jerry Sinagra, the applicant's landscape architect, was sworn in to testify. He submitted his professional credentials to the Board. The Board accepted them.

Mr. Sinagra submitted Exhibit A-1: a colored rendering of the landscape plans.

On Exhibit A-1, Mr. Sinagra pointed out the existing trees which will remain on the applicant's property. He noted the three trees which will be removed. Mr. Sinagra explained "the street tree presence" that he and the applicant were trying to achieve. He testified that the foundation

plantings, would include an evergreen presence in the front, a cherry laurel, a lower evergreen, and other plantings. The A.C. units, on both properties, will be surrounded by an evergreen presence. A total of 123 plants with 21 different varieties will be planted.

Council Member Fife asked that the existing ash trees on the two properties, be treated for Emerald Ash Borer (EAB) disease.

Mr. DeNave, the Borough Engineer, requested the applicant plant arborvitae to create a buffer between the next door neighbor and one of the proposed homes. Mr. DeNave also asked if the applicant is planning to keep the existing stockade fencing or replace with a new fence.

A voice from the audience, the applicant's builder (?) (Mr. Racioppi), indicated that he was willing to remove the existing fence.

Mr. DeNave noted that the air conditioning units are shown being installed on the right hand side of the proposed homes. Can the neighbors be assured that these A.C. units will officially remain on the right hand side of the home on Lot 13, away from them?

Mr. Clarke answered that the applicant is amenable to that request. It can be a condition if the application was approved.

Doug Asral, architect for the applicant, was sworn in to testify. He submitted his credentials to the Board. The Board accepted them.

Attorney Haydu recommended to Mr. Asral to testify on proposed house at a time, to avoid confusion.

Mr. Asral submitted the following exhibits;
Exhibit A-2: the proposed house on the left lot
Exhibit A-3: the proposed house on the right lot

Referring to Exhibit A-2, Mr. Asral testified that the proposed house on the left lot will be a 4-bedroom dwelling. It will have an attached two-car garage. The house, which will be sitting on a narrow lot, will go into the depth of the lot. Mr. Asral described the lay-out of the first floor. The two-car garage will have a side access. Mr. Asral described the proposed second floor. The aesthetics of this proposed house will be "Greek Classical Inspired", having Tuscan columns in the front and traditional brick at the portico landing. Mr. Asral described the proposed siding and trim which will be used on the front façade. The height of this proposed house will be under 30 feet. The windows will be wood windows with vinyl cladding.

Referring to the proposed siding, Mayor Harris asked if the shake siding be on the side of the house, as well as the front. Mr. Asral agreed to continue the shake siding to the area pointed out by the Mayor.

Vice Chrmn. Wagner asked if the frieze-board could come down the side of the house. Mr. Asral agreed with this suggestion.

For the record, Attorney Loughlin confirmed with Mr. Asral that Exhibit A-1 and Exhibit A-2 are both two-sided exhibits. One side is for elevations; the other side is for floor plans.

Council Member Fife discussed the first floor entrance flow with Mr. Asral, particularly the long extending wall on the right hand side.

Mr. Asral moved on to Exhibit A-3, the proposed house on the right side. This house will have 4 bedrooms, with a laundry facility, on the second floor. Unlike the other house, this house will have craftsman style with an open porch. The piers for the porch will be cultured stone. The porch will have exposed rafters. The height of the house will be 29.6 feet. **There should** be a hip roof all around the dwelling.

Returning to Exhibit A-2, Vice Chrmn. Wagner suggested one of the two gable windows be round.

Todd Racioppi, the applicant's building, was sworn in to testify.

Mr. Racioppi submitted his professional credentials to the Board. The Board accepted them.

Mr. Racioppi agreed to the following changes to the plans, as discussed by the Board tonight:

- 1) The air condition condenser units will be installed on the right hand side of both proposed homes
- 2) Mr. Racioppi will address and remediate the standing water situation affecting the gully area belonging to the neighbor next door to proposed Lot 12.02
- 3) Additional planting will be inserted to create a buffer between the new house on Lot 12.02 and the next door neighbor.
- 4) Some of the foundation plantings will be removed along this property line
- 5) The proposed house on the left will be moved back 10 feet, creating a better degree of privacy and improving the alignment of the two properties
- 6) The ash trees will be treated for Emerald Ash Borer
- 7) The existing fence between the two properties will be taken down. A new fence will be installed in its place.

Since a photo simulation of the subject neighborhood would be too difficult to create, Vice Chrmn. Wagner suggested the applicant organize a list of building heights of neighborhood homes and their front yard setbacks.

This hearing will continue to the Planning Board meeting on Wednesday, December 7, 2016, 7:30 p.m., Council Chambers, Chatham Municipal Building. Attorney Haydu will check with the applicant's planner to see if he is available to testify on that night.

Mayor Harris reminded Attorney Haydu and the witnesses that all supplemental material must be provided to the Board at least ten days prior to the December 7th hearing.

At 8:34 p.m. the meeting adjourned.

The next Planning Board meeting will be held on Wednesday, November 16, 2016, 7:30 p.m., Council Chambers, Chatham Municipal Building. The public hearing for the Master Plan will be held that night.

Respectfully submitted:

Elizabeth Holler
Recording Secretary