

CHATHAM BOROUGH PLANNING BOARD
February 17, 2021 7:30 p.m.

Vice Chrmn. Matthew Wagner called the Chatham Borough Planning Board Regular Meeting of February 17, 2021 to order at 7:30 p.m. Vice Chrmn. Wagner announced that all legal notices have been posted for this meeting. This was a virtual meeting. Board members, Attorney Loughlin, and other participants were all present by way of Zoom.

Name	Present	Absent
Mayor Thaddeus Kobylarz	X	
Council Member Frank Truilo	X	
Steve Williams	X	
H.H. Montague	X – arrived at 7:43 p.m.	
Vice Chrmn. Wagner	X	
Chrmn. Susan Favate		X
Curt Dawson	X	
Bill Heap	X	
Torri Van Wie	X	
Joseph Mikulewicz	X – arrived at 7:39 p.m.	
Gregory Xikes	X	
Vincent K. Loughlin, Esq.	X	

Public Comments

There were no members of the public present.

Resolution #PB 2021-01

There were no meeting minutes ready at this time.

New and Returning Applications

Application #PB 20-003

Hot Yoga Sanctuary, LLC

240 Main Street

Block 57, Lot 18

Change of Use/Site Plan Waiver

Donna Shahrabani, Esq., introduced herself as the attorney for Hot Yoga Sanctuary, LLC. Her client is seeking a Change of Permitted Use with a Request for a Site Plan Waiver for their new location at 240 Main St., Chatham Borough.

Attorney Shahrabani stated that the store unit in this application was last utilized as an art and framing business. Her client is proposing to establish a yoga business in this particular store unit. Small group lessons and small yoga sessions will be held there. She asked if Board members had any questions at this time.

Council Member Truilo asked if any exhibits will be submitted, showing what the store frontage will look like.

Attorney Shahrabani answered no. Her client had no samples of signage tonight.

Vice Chrmn. Wagner clarified that any proposed signage must be approved by the Borough Sign Committee. Council Member Truilo added that any samples may have to also be reviewed by the Historic Preservation Commission.

Attorney Shahrabani stated that she would have her client submit his proposed signage with its dimensions to the correct Borough entities.

Council Member Truilo asked that the details of the proposed lighting be also included.

Mrs. Van Wie said she was unclear how old this building was. Would any asbestos remediation need to be done?

To answer this question Attorney Loughlin swore in David Cohen to testify.

Mr. Cohen testified that it was his understanding from the current landlord that the place has been fully renovated. The store unit once was a restaurant, so the plumbing is in good condition. His yoga studio business will keep things simple. The new construction inside will be mainly for sound insulation. This will keep the sound of the classes from penetrating into the above apartments. Simple radiant heat will be installed.

Mr. Xikes asked if there would be high heat and/or humidity in the yoga studio. How would this be prevented from going into the above apartments?

Mr. Cohen explained the ceiling will be dropped to become a barrier ceiling. The ceiling will be insulated for both sound and temperature. The studio must be kept at 102-degree heat in order to provide the type of yoga that is being presented. The humidity, at a certain level, will be vented outside. It will be a dry heat.

Council Member Truilo brought up that if the store has a single pane glazing front, it will steam up, like another local yoga studio in town.

Mr. Cohen testified that a wall will be constructed across the entire front of the store, so that when the front door is open, the inside heat will not be affected. This wall will be insulated for both sound and heat.

Mr. Heap asked if this heating system will be an electrical system.

Mr. Cohen answered that it would be separate from the building's heating system. It will work electronically. It will be installed by a professional electrician.

Mr. Heap and Mr. Cohen discussed the temperature in the studio. Mr. Cohen testified that a hot yoga studio usually has heat ranging from 95 to 102 degrees.

Mrs. Van Wie asked if Mr. Cohen has considered using a heat pump. The pump would reduce the electrical bill.

Mr. Cohen answered that his yoga studio is looking at the most efficient system that is available in order to keep the energy costs down. Everything installed in that store unit will be geared toward energy efficient.

Council Member Truilo asked how the humidity will be vented.

Mr. Cohen answered that it would be vented through the side of the building that faces the parking lot. Empty spaces exists there.

Mr. Xikes had concerns about the humidity and heat damaging the ceiling of the store unit and the apartments above.

Mr. Cohen explained a completely separate ceiling will be constructed to provide insulation from both the heat and the sounds of the yoga classes.

Council Member Truilo asked Mr. Cohen if he will have an engineer to design the venting system.

Mr. Cohen answered yes. An engineering company will design a system based on this yoga studio's type of space.

Mrs. Van Wie asked about the ceiling heights.

Mr. Cohen believed the ceiling height was currently 14 feet. The ceiling may be dropped to 10 feet to make it more efficient.

Vice Chrmn. Wagner asked Mr. Cohen how many employees he will have and where will they park.

Mr. Cohen noted that there are two municipal parking lots close to the studio. The classes will be 50 minutes long. Mr. Cohen stated that he has talked with the landlord of the Sherwin-Williams building, and the landlord is willing to allow at least 5 or 6 of his parking spaces for the yoga studio use. Mr. Cohen didn't foresee any problems with parking for the yoga business.

Mr. Williams asked where would the yoga staff/students park when the Sherwin Williams building is taken down.

Mr. Cohen answered that they can park in the two nearby municipal parking lots.

Mrs. Van Wie asked what the maximum capacity of the yoga studio would be. What would be the Covid maximum capacity?

Mr. Cohen answered that the maximum capacity under normal conditions would be 30. With Covid conditions it would be 16 clients keeping the 6 ft. distance.

Mr. Montague asked where would his staff members park.

Mr. Cohen clarified that he will have only 2 employees at a time – a teacher and a maintenance/coordinator person. He clarified that no multiple classes will be held. It will be one class per hour.

Council Member Truilo asked if the entrance way will be ADA accessible. Is there a step going into the facilities?

Mr. Cohen believed on the parking level and on the street level one step exists. The entry from the street is two steps. Mr. Cohen did not believe the entranceway would be considered ADA accessible. A ramp would be needed. Vice Chrmn. Wagner noted that the age of the building has to be taken into consideration. Unless the owner of the building intends to have a major renovation, ADA accessible would not be required.

The Board discussed the parking situation a little more with Mr. Cohen.

Mr. Xikes asked Mr. Cohen what his busiest hours would be.

Mr. Cohen answered 7 a.m. to 11:00 a.m. Also, 5 p.m. to 8:00 p.m.

Mr. Dawson believed there would be sufficient parking in that area, at those times, to accommodate the Yoga clients. Mayor Kobylarz and Mr. Xikes agreed with Mr. Dawson. They also pointed out that this particular store unit has been vacant for some time. They are glad to see someone proposing to use it.

Vice Chrmn. Wagner asked if there were any comments from the public on this application.

There were none.

Mr. Dawson made a motion to approve Application #PB 20-003: Hot Yoga Sanctuary, LLC – 240 Main Street – to permit a Change of Use/Site Plan Waiver, with the applicant to obtain the necessary approvals from the Borough Sign Committee and the Borough Historic Preservation Commission. Mr. Williams seconded the motion. A roll call vote was taken:

Mayor Kobylarz	-	yes
Mr. Williams	-	yes
Council Member Truilo	-	yes
Mr. Dawson	-	yes
Mr. Montague	-	yes
Mr. Heap	-	yes
Mrs. Van Wie	-	yes
Mr. Xikes	-	yes

Mr. Mikulewicz	-	yes
Vice Chrnm. Wagner	-	yes

The application was approved.

Mayor Kobylarz welcomed Mr. Cohen and the Hot Yoga Sanctuary to Chatham Borough. He thanked Mr. Cohen for choosing Chatham for his business location. The Board wished Mr. Cohen good luck.

New and Returning Applications

Mr. Williams noted that the stormwater ordinance will be coming before the Planning Board at their March 3rd meeting.

At 8:00 p.m. the meeting adjourned.

The next Chatham Borough Planning Board meeting will be held on Wednesday, March 3, 2021, 7:30 p.m. It will be a virtual meeting.

Respectfully submitted:

Elizabeth Holler
Recording Secretary