

CHATHAM BOROUGH PLANNING BOARD  
June 7, 2023 7:30 p.m.

Chairman Susan Favate called this Regular Meeting of the Chatham Borough Planning Board to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. She stated that all legal notices for this meeting had been posted as required.

Attendance was taken:

Names	Present	Absent
Mayor Thaddeus Kobylarz	X	
Council Member Frank Truilo	X	
Steve Williams	X	
Vice Chrmn. Matt Wagner		X
Chrmn. Susan Favate	X	
Bill Heap	X	
Curt Dawson	X	
Gregory Xikes	X	
Thomas Belding	X	
Susan Robertson	X	
Jonathan Wilcox		X
Vincent K. Loughlin, Esq.	X	

Also present:

Kendra Lelie, P.P., AICP, ASLA, Professional Planner for the Board  
Robert Brightly, P.E., Board Engineer.

Public Comment

There was none.

Resolution #PB 2023-01

Council Member Truilo made a motion to approve the minutes of the May 3, 2023 Planning Board meeting. Mr. Williams seconded the motion. A voice vote was taken. The minutes of the May 3, 2023 meeting were approved.

Application Resolutions

Application # PB 22-003

Robert & Erin Zotti

142 North Passaic Avenue

Block: 45, Lot 5

Minor Subdivision with Variances

Council Member Truilo made a motion to approve the resolution memorializing the Planning Board's approval of Application # PB 22-003: Zotti – 142 North Passaic Avenue. Mr. Belding seconded the motion. A roll call vote was taken:

Council Member Truilo	-	yes
Mr. Williams	-	yes
Chrmn. Favate	-	yes
Mr. Dawson	-	yes
Mr. Heap	-	yes
Mr. Belding	-	yes
Mrs. Robertson	-	yes

The resolution was approved.

Discussion Items

On referral from Mayor and Council for the Planning Board for determination of "Master Plan Consistency"

**Ordinance #23-07**

**BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH OF CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$615,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT OR FULLY FUND APPROPRIATIONS FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

**RESOLUTION #PB 2023-02 RESOLUTION AS TO REVIEW AND RECOMMENDATION OF THE PLANNING BOARD FOR ORDINANCE #23-07.**

Attorney Loughlin explained that the Board has to decide whether this Capital Improvement would advance the purpose of the Borough's Master Plan. The Board's job is not to review the nature of these Borough improvements as stated in Ordinance #23-07. Mr. Williams clarified that this ordinance has already been through the Borough Council process and has been officially adopted.

Mr. Williams made a motion to approve Resolution #PB 2023-02. Mr. Dawson seconded the motion. A roll call vote was taken:

Mayor Kobylarz	-	yes
Council Member Truilo	-	yes
Mr. Williams	-	yes
Chrmn. Favate	-	yes
Mr. Dawson	-	yes
Mr. Heap	-	yes
Mr. Xikes	-	yes
Mr. Belding	-	yes
Mrs. Robertson	-	yes

Resolution # PB 2023-02 was approved.

New and Returning Applications

Application #PB 23-001

Madeline Housing Partners, LLC

South Passaic Avenue & Bowers Lane

Block: 121 Lot: 10

Preliminary & Final Site Plan

Derek Orth, Esq., introduced himself as the attorney for Madeline Housing Partners LLC. He stated that the property in this application is approximately three quarters of an acre. It fronts on Bowers Lane. This application is in furtherance of the affordable housing settlement agreement between Chatham Borough and the Fair Share Housing Center. This project is included as a critical component of the Borough's Housing Element and Fair Share Plan. This project is and was included as a collaborative effort between the applicant and the Borough.

Attorney Orth stated that the subject property is owned by Chatham Borough with the applicant to enter into a long term lease agreement with Chatham Borough to construct and operate this proposed agreement.

Attorney Orth noted that this project had been vetted with the community before it reached the Planning Board. The Chatham Borough Historic Preservation Commission (HPC) has reviewed and approved these plans. The applicant will be returning to the HPC to discuss the external building materials.

Attorney Orth stated that tonight the applicant is seeking both Preliminary and Final Site Plan Approval along with bulk variance relief for a number of items. He reviewed these bulk variances and their respective calculations. Attorney Ortho pointed out that there is a handful of waivers which the applicant either requested or had been raised by the Board's professionals. He felt that most of the waiver requests were minor in nature.

Attorney Orth named the 3 witnesses who will testify tonight:  
Thomas Toronto, representing the Bergen County United Way  
David Hals, the applicant's Project Engineer & Planner  
Michael Scro, the applicant's Engineer

Thomas Toronto was sworn in. He explained that the Bergen County United Way Madeline Housing Partners LLC is a non-profit organization and an Affordable Housing developer. Madeline Partners work in partnership with local municipalities throughout northern New Jersey with regard to affordable housing needs. Mr. Toronto gave examples on the type of housing Madeline Partners has undertaken.

Mr. Toronto testified that Madeline Partners' units are well built and are designed to fit in with the characteristics of the communities they belong to. The properties are maintained over time.

Mr. Toronto testified that his organization will make sure that the subject property is fully registered and fully compliant with the Borough's affordable housing plan.

Mr. Toronto asked if the Board members had any questions for him.

Mr. Belding asked if any distinct challenges had come up in this particular setting in comparison to other projects done by Madeline Partners.

Mr. Toronto answered that his organization is used to doing work on properties which have constraints. His civil engineer will discuss tonight how the plans are designed to overcome these constraints.

The public had no questions for Mr. Toronto.

Attorney Orth called David Hals, the applicant's project engineer, to come forward.

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

Mr. Hals testified that he had prepared the plans before the Board tonight.

Mr. Hals testified that the applicant is proposing to develop Lot 10 and Block 121. He explained the survey drawing on the easel. Mr. Hals stated that the subject site is relatively flat. Currently bisecting through the middle of the site is a 24-inch storm drain pipe traveling from west to east. There are plans to re-locate this pipe. Mr. Hals described the existing traffic flow on the site. Mr. Hals submitted this survey drawing as Exhibit A-1.

Chrmn. Favate confirmed with Mr. Hals that the Borough will retain this site. Madeline Housing Partners will be leasing the property from Chatham Borough.

Mr. Hals submitted Sheet 1 of 7 of the Site Plan as Exhibit A-2. Referring to this exhibit, he explained how the proposed building is superimposed on the leased area. Mr. Hals pointed out the proposed green areas on the site and the proposed sidewalks. Pervious paving will be added in the parking area.

On the easel, Mr. Hals put Sheet 2 of the Site Plan, a colorized version. He stated that the circulation around the post office building will be slightly changed. The circulation will become completely counter-clockwise. The existing two-way traffic movement will be eliminated. Traffic circulation for the site will start out at Bowers Lane and will travel clockwise, circulating around the applicant's proposed building.

Mr. Hals stated that the proposed building will be 8,025 sq. ft. It will cover 25.9% of the lot itself. The building will be both two stories and three stories high. The westerly portion will be three stories.

Mr. Hals stated the front entrance will face Bowers Lane. The entrance will be covered.

Mr. Hals discussed the curb lines. New curbing will replace the existing curbing for the post office parking. The existing curb lines along the perimeter of the site will be modified. 21 parking spaces are being proposed for the proposed building itself. The proposed building will contain 15 units, which would require 21 parking spaces. A parking area will be created immediately around the building.

Mr. Hals stated that the proposed building will be an affordable housing complex with 15 units. Both low and moderate income housing will be provided. The entire building will be ADA compliant. The site design itself will be ADA compliant. All entrances to the building will be barrier-free and will be installed on all four sides of the building.

Mr. Hals explained the main access to the site and the proposed parking. A drive aisle on the westerly side will become 24 feet wide and will serve as an access to 7 parking spaces that will be at 90-degree angles. Three more parking spaces at a 45-degree angle will be designated in an appendage of the property.

Mr. Hals described the types of apartments to be constructed. Among the 15 units there will be 3 one-bedroom apartments; 9 two-bedroom apartments; 3 three-bedroom apartments. Thirty parking spaces will be created as required by the RSIS. Five parking spaces will be for electric vehicles.

Mr. Hals pointed out that the subject site is unique because it is close to both the train station and the bus stop. It's a short walk to Chatham's downtown area. He noted that there is a municipal parking area immediately adjacent to the subject site. This municipal parking allows 3 hour parking. Therefore, if the 21 spaces on the subject site is ever filled up, visitors can use these municipal parking spaces.

Mr. Hals described the proposed trash enclosure which will be installed in the left rear corner of the site. It will have a masonry enclosure which will match the masonry components of the applicant's proposed building. The trash enclosure size has been designed to handle the trash from the building's 15 units. The dumpster location will measure 4 feet by 6 feet. The enclosure will be able to contain up to 40 large trash bags. Five additional containers will be in place for recyclables.

Mr. Hals testified that drainage improvements are being planned for this site. An existing storm drain line will be re-located to the edge of the Post Office driveway. The whole driveway will be repaired. The existing curb lines will be replaced. Mr. Hals testified additional drainage improvements will be done along the southerly area of the property.

All of the water from the roof drains will be piped to the underground porous pavement area to provide detention on site.

Mr. Hals stated that soil testing still needs to be done on the site. Regarding impervious coverage, there will be very little green space developed on the property. Some green areas will be added at the front area of the site, along Bowers Lane. An attempt has been made to make the subject property blend with the residential properties of Bowes Lane. A sidewalk with a grass strip will be added along the Bowers Lane side. Sidewalks will be installed on the easterly, westerly, and southern side of the property.

Mr. Hals reviewed what trees and landscaping will be planted on the property. Because of overhead wires, tall trees cannot be planted on the front of the site. Small ornamental trees will be planted on that side. Mr. Hals reviewed the plantings for the building's foundation.

Mr. Hals testified a generator will be installed at the westerly rear side of the building. Also a bike rack will be installed at that location. Landscaping will be planted to lessen the visual impact of these items.

Mr. Hals described the proposed lighting for the site. Four mounted lights will illuminate the driveway. An existing cobra lighting fixture, opposite the post office, will be removed. The applicant will install his own site lighting to help illuminate the building's parking spaces.

Mr. Hals noted that currently the proposed lighting does not meet the Borough's standards for lighting. The applicant and his experts will attempt to bring their lighting design as close as possible to the municipal standards. A design waiver may have to be asked.

Mr. Hals labeled the lighting and landscaping plan as Exhibit A-3.

Mr. Hals submitted Exhibit A-4, site photos he had taken of the site today, June 7, 2023.

Mr. Hals stated that Exhibit A-4 shows that the site is very level. Trees exist along the railroad side of the property.

Mr. Hals explained that at the easterly end of the site's driveway, a stop-bar , a new cross-walk, and a stop sign will all be installed. Chrmn. Favate suggested a Do Not Enter sign be installed as well. Mr. Hals agreed that could be done.

Mr. Heap asked if test borings will be done on the site. Will any excavations be done for the foundation work? What happens if toxic materials are found?

Mr. Hals explained that the building will constructed slab on grade. Excavation will be done for the building. Footings and other foundation standards will be installed to support the building. If the core soil cannot support the foundation, the foundation would then have to be strengthened. If the soil is contaminated, the applicant will have to make the necessary provisions to deal with it. Mr. Hals noted that this property was never a Super Fund site.

Chrmn. Favate and Mr. Hals discussed the position of one of the parallel parking spaces, space 8. She asked if the proposed landscaping could be bumped out some.

Mr. Hals explained that the proposed arrangement for this space will provide the cars with better room to maneuver out of the parking space. Also, the cars, when parked, will be more visible to other vehicles.

Mr. Hals discussed the reason for the wideness of the western parking aisle.

Chrmn. Favate suggested more greenery be installed on that side of the property to provide a buffer for the neighbors. Mr. Hals agreed with that suggestion. The applicant can ask for a design exception for this arrangement.

Ms. Lelie and Council Member Truilo discussed the access agreement which will be required for this project.

Council Member Truilo asked why a generator would be needed for the building.

Mr. Hals pointed out that there will be an elevator in the building that may someday need emergency power. He and the architect tried selecting the best location for the generator.



Chrmn. Favate asked about the 16 air conditioning units being installed all over the building.

Mr. Hals answered that he and the architect found there were minimal places on the site to install the A.C. units. They had tried to separate these units as best as they could.

Attorney Orth stated that the applicant is willing to co-ordinate and work with the Board professionals to modify screening and to plant any additional trees.

Mr. Heap and Mr. Hals discussed the parking spaces for the electric vehicles. Mr. Hals stated that conduits and one charger station will be installed.

Mr. Heap asked if the gas meters and electric meters could be installed internally. Mr. Hals felt the architect should be consulted about this installation. Possibly a partial basement could provide space underground for the meters.

Mr. Belding asked what transit route a waste management truck would follow on the site.

Mr. Hals explained that the truck would drive down Bowers Lane. It would then travel around the building itself, turn and back into the site. Or the truck could travel through the parking area to the site.

Mr. Truilo referred to parking spaces 19, 20, and 21. He asked if there was some way to move the EV charging stations, so in the future all residents could use these stations.

Mr. Hals answered probably no, because the building's owner will be paying for the electricity.

Mr. Xikes and Mr. Hals discussed what route(s) a pedestrian would follow on the site to reach the train station.

Mrs. Robertson and Mr. Hals discussed the front door. She asked if the door was symbolic.

Mr. Hals answered that the entrance she is referring to will have a covering. The main entrance to the building will be next to the handicap parking space.

Mrs. Robertson asked if the building will have a name or a physical address.

Mr. Toronto, from the audience, answered no name as of yet.

Mr. Hals further explained that the building will have a sign with a number on it. The sign will probably be located at the Bowers Lane entrance.

At Mrs. Robertson's request, Mr. Hals reviewed the NJ Transit easements surrounding the site.

At Mayor Kobylarz's request, Mr. Hals reviewed the locations of the fire hydrants closest to the site.

Mr. Hals stated fire engines would have to arrive by way of Bowers Lane. There will not be enough room for the larger fire engines to circle through the site itself. Mr. Hals felt that there will be ample space available for ambulances and other emergency vehicles. Moving vans will be able to access the site. Mr. Hals testified that the site will be fully sprinkled. The sewer and water lines for the building will come out onto Bowers Lane. The gas lines and electric lines will be underground. A Knox box will be attached to the building.

Chrmn. Favate asked if the building will be using a private trash hauler.

At Chrmn. Favate's request, Mr. Hals noted a moving van would park in the drive aisle where the angled parking spaces exist. Moving vans are only in place for a temporary period of time.

Chrmn. Favate pointed out that the public may try and use the parking spaces 19, 20, and 21. She suggested a sign be put up stating that these spaces are for residents in the applicant's building. Mr. Hals agreed to that recommendation.

Chrmn. Favate recommended that the building have a name.

Ms. Lelie brought up the lighting situation. She asked if there would be lighting for each doorway.

Mr. Hals answered that recessed lighting would be above all the entranceways themselves. All of the architectural lights will be recessed.

Ms. Lelie and Mr. Hals further discussed the proposed lighting.

Mr. Brightly asked that no lights be attached to the building, especially over any bedroom windows.

Chrmn. Favate noted that one of the parking spaces (19, 20, or 21) was currently designated as a handicapped space for the public. Will this be re-located?

Mr. Williams answered that this handicap space will be re-located elsewhere.

Ms. Lelie noted that the applicant is willing to install irrigation. She suggested that a drift irrigation be installed.

Mr. Hals reviewed the checklist items requested in Mr. Brightly's letter, regarding mechanics, signage, trash pick-up, and an attractive access door.

Mr. Hals noted that he has given testimony on why less parking is being proposed, than what is required by the ordinance. The preliminary final checklist items will be provided.

Mr. Brightly brought up the 24 foot wide access lane being proposed. He asked that the lane be narrowed down to 22 feet.

Mrs. Robertson asked where the residents will receive their mail.

Mr. Hals answered their mail will be delivered inside the building.

Chrmn. Favate asked if the building will have a superintendent.

Mr. Toronto answered that there will be an on-site superintendent.

Ms. Lelie asked if each unit will have an assigned parking space.

Mr. Toronto answered that he will take that into consideration.

Mr. Williams asked if a turning radius had been done on the site for a fire engine.

Mr. Hals felt a small pumper truck could handle the circulation around the building. A ladder truck probably could not.

Mr. Williams will ask the Borough's Fire Marshall to touch base with him on that situation.

Council Member Truilo asked Mr. Hals if the applicant would be willing to install an additional pole light fixture on his property to illuminate the sidewalk.

On the plans, Mr. Hals pointed out two full-mounted lights, cobra fixtures, existing in the vicinity of the proposed building site on Bowers Lane. He clarified that he cannot address lighting on Bowers Lane itself.

Mr. Hals discussed the 3 variances being sought:

- 1) A front yard setback variance for the covering for the building's entranceway
- 2) A variance for the parking setback requirements
- 3) A variance to decrease the setback of the property line along the railroad line along the railroad side of the property by 2 feet.

Mr. Hals testified that the subject property takes on a very irregular shape in order to capture the additional lot area of .7 acres that are required by the Borough ordinance. Also, the applicant is trying to meet the requirement for 15 units of low/moderate affordable housing that the Borough needs to provide. The necessary parking is needed for these units.

Mr. Hals believed that both a C-1 and C-2 variance are needed. Regarding the C-2 variance, he explained that by adding the new curb line along the property line and constructing the entranceway, a better planning alternative would result for this project.

Mr. Hals noted that the proposed parking does not meet the RSIS parking standards. Relief is also needed for the driveway width. Both of these situations are de minimus exceptions with the RSIS standards.

Chrmn. Favate asked if there was any chance of the proposed building sharing parking spaces with the post office.

Mr. Hals answered that could be a possibility. However, he is not sure how many parking spaces would be available in the evening after the post office closes down.

Chrmn. Favate asked what would be the distance, a ballpark figure, between the rail line and the proposed building.

Mr. Hals estimated it would be between 70 and 80 feet.

Mr. Xikes asked what would be the distance from the building's entranceway to an actual sidewalk, if a pedestrian was heading towards the train station.

Mr. Hals noted that from the building reaching a Main Street sidewalk would be 400 feet. Most Board members and Mr. Hals felt that a commuter would realistically use the sidewalk in front of the Cottage Deli in a walk to the train station.

The Board had no further questions for Mr. Hals.

Michael Scro, the applicant's architect, was sworn in to testify. Mr. Scro submitted his professional credentials to the Board. The Board accepted them.

Mr. Scro testified that he had prepared the architectural plans. Attorney Orth asked Mr. Scro to give an overview of these plans.

Mr. Scro discussed the three-story/two story scale of the building. The two-story section will keep scale with the Bowers Lane buildings. The proposed building will contain 15 units which totals 30 beds. Mr. Scro reviewed the square footage of each floor:

First Floor	-	7743 sq. ft.
Second Floor	-	7823 sq. ft.
Third Floor	-	5088 sq. ft.

Mr. Scro stated that the building will "step in" as it rises.

Mr. Scro recalled that the Borough Historic Preservation Commission (HPC) was pleased that the applicant had paid serious attention to Chatham's historic architecture. He noted a design meeting had been held to listen to public input about what architecture would fit best for Bowers Lane.

Mr. Scro reviewed the number of bedrooms for each of the three floors.

Mr. Scro testified that the building will be fully ADA compliant. The elevator will provide equal access to all floors. The bathroom showers will be barrier-free. All the kitchens will be adaptable. The building will follow the recent revisions made by the State's Uniform Construction Code.

Mr. Scro submitted Exhibit A-5: a rendering of the building dated 3/21/23.

Using Exhibit A-5, Mr. Scro testified that the first floor will have five points of egress and ingress. He pointed out the community room and mail area. The elevator will be able to handle an ambulance gurney. A mechanical room will take care of the common corridors, heating and cooling for the general spaces.

Mr. Scro felt it would be possible to create a portion of the basement to provide room for surface-mounted gas and electric meters, which will be all individual units. Some ancillary storage would also be a good idea.

Mr. Scro testified that all the apartments will exceed the minimal requirements from the Redevelopment Plan. He reviewed the measurements for the 1, 2, and 3-bedroom units. The units will provide ample storage and full laundry facilities.

Mr. Scro discussed the proposed building heights. The highest ridge measures 40 ft. 4 ½ inches. The tower's peaked roof measures 41.9 feet, where 42 feet is permitted.

On the plans, Mr. Scro pointed out where the bike rack will be located. He indicated the five points of egress.

Mr. Scro submitted Exhibit A-5: a rendering of the building. He reviewed the Design Standards that will be followed with this project. The building's light fixtures will shine downwards. No lighting will spill onto neighboring properties. Gold brick veneer will be used for the base of the building. This veneer will help provide longevity to the building.

Mr. Scro explained each view of the building on Exhibit A-5. A composite material will be used for the siding. High quality shutters will be installed. However, not every window will have shutters.

Mr. Scro discussed the proposed community area. He also testified the 1 and 2 bedroom units will have a single ADA compliant bathroom with the required turning-radius. Most units will have an ample living area and good closets.

Attorney Orth asked if this building had a stand-pipe system.

Mr. Scro believed that ultimately it would have that system. The building will be fully sprinkled.

Ms. Lelie asked for the size of the community room.

Mr. Scro answered 600 sq. ft.

Ms. Lelie believed that would require a variance.

Ms. Lelie asked if there was a chance the condenser units could be installed vertically.

Mr. Scro explained an effort was made to stagger the installation of these units so that they will exist in front of solid areas, not windows. He felt Ms. Lelie's suggestion of a low brick wall to mask these condenser units was a good idea; however, he wasn't sure there would be enough space to allow service people to work on these units. Mr. Scro suggested screening the condenser units with plantings to allow service people better access to these units.

Ms. Lelie believed that situation would require a variance.

Mr. Belding asked if the height of the first floor windows off of the base line would be different from those of a regular house.

Mr. Scro explained how this particular height standpoint would be compliant.

Mr. Belding expressed concern for people's privacy with these first floor windows.

Mr. Scro stated that top-down shades could be installed.

Mr. Belding asked if there are any plans for community storage.

Mr. Scro answered was nothing planned currently. If a partial basement was created, community storage could be a possibility.

Chrmn. Favate noted that the NJ Transit trains blow their whistle as they approach the Chatham station. Are there any plans to soundproof the windows?

Mr. Scro noted that one portion of the building is close to the train tracks. He described the soundproofing material that will be installed. This installation will exceed what the Code requires.

Mr. Belding asked if a school bus would be able to maneuver this site.

Mr. Hals answered yes.

Mr. Brightly reviewed the measurements for the elevator. Mr. Scro stated that the elevator cab will not over-run the roof portion itself.

Mr. Brightly asked Mr. Scro if he had plans to install the gas and electrical meters in the basement.

Mr. Scro answered if the electrical meter was to be installed outside, landscaping could screen it. As for the gas meter, the gas company could do the readings remotely. If these meters were to be installed inside, a staircase would have to be installed to go down to the basement.

Mr. Brightly confirmed with Mr. Scro that the entrance doorway will be wide enough for an ambulance gurney to come through. There will be adequate space for the gurney to travel down the hallway and enter a unit.

The public had no questions.

Attorney Orth gave a summary of the application. In closing, he asked the Board to please approve this application with all of the submission waivers, design exceptions, and bulk variances.

Attorney Loughlin reviewed the agreed upon conditions if this application was approved by the Board.

Attorney Loughlin confirmed with Mr. Toronto that there is no need for the applicant to return to the HPC to further discuss design details.

Attorney Loughlin noted that the applicant will comply with suggestions made by the Board Engineer, Mr. Brightly, in his review letter.

Attorney Loughlin confirmed with Mr. Brightly that a staging plan will be established for construction. Also, the applicant will consult with the Board's professionals about the signage needed for the property. The proposed driveway will be narrowed to 22 feet. The traffic aisle proposed for parking spaces, 19, 20, 21 will be one way. A Do Not Enter sign will be installed at the driveway.

Council Member Truilo asked if the applicant could give an estimate, after all construction permits were approved, of when "the shovel will go into the ground", starting actual construction.



Mr. Toronto answered Spring of 2024.

Mayor Kobylarz made a motion to approve Application # PB 23-001: Madeline Housing Partners, LLC – South Passaic Avenue & Bowers Lane for Preliminary & Final Site Plan with the agreed upon conditions. Mr. Dawson seconded the motion. A roll call vote was taken:

Mayor Kobylarz	-	yes
Council Member Truilo	-	yes
Mr. Williams	-	yes
Mr. Dawson	-	yes
Mr. Heap	-	yes
Mr. Xikes	-	yes
Mr. Belding	-	yes
Mrs. Robertson	-	yes
Chrmn. Kobylarz	-	yes

Application # PB 23-001: Madeline Housing Products, LLC was approved.

At 10:15 p.m. the meeting adjourned.

The next Chatham Borough Planning Board will be held on Wednesday, July 5, 2023, 7:30 p.m. in the Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary