

**Planning Board
Meeting Minutes
Regular Meeting**

September 9, 2020

The Planning Board of the Township of Denville held a regular on September 09, 2020. The meeting was held virtually via Blue Jeans and commenced at 7:30pm. Chairperson Schmitt presided.

Secretary Unrath read NOTICE OF PUBLIC MEETING

ROLL CALL:

Present: Kurt Schmitt, Mayor Thomas Andes, Louis Maffei, Don Kuser, Glenn Buie

ABSENT: Marilyn Kuntz, Sue Filauro, John Ciardi, Mark Venis, Jason Kasler, AICP, PP, Samantha Anello, PE

Prf. Present: Ed Buzak Esq.,

MINUTES

A motion to approve the minutes from January 15, 2020 was made by Mbr. Maffei, seconded by Mbr. Kuser and unanimously approved by all members able to vote.

PURCHASING

A motion to pay vouchers submitted by **Kasler Associates** was made by Mbr. Kuser, seconded by Mbr Buie and unanimously approved by all members able to vote.

A motion to pay vouchers submitted by **Mott MacDonald** was made by Mbr. Kuser, seconded by Mbr Buie and unanimously approved by all members able to vote.

A motion to pay vouchers submitted by **Ed Buzak Law Group** was made by Mbr. Kuser, seconded by Mbr Buie and unanimously approved by all members able to vote.

CORRESPONDENCE/PROFESSIONAL COMMENTS- None

RESOLUTIONS- None

PUBLIC HEARINGS

PB/PSP/FSP 19-05 Weiss- Aug CO. Inc
Luger Rd
Block 31601, Lot 2

Carried to October 14, 2020 and will have to re-notice.

NEW BUSINESS

Mayor Andes- Stated that after 5yrs Denville has agreed with a fair housing settlement.

Ed Buzak, Esq- In October the council will finalize the settlement for Fair Housing from 1999-2025. The Planning Board have finalized plans for Ram, Toll Brothers and Glenmont Developers. The next pending development is Lennar Properties by Estling Lake. The proposal is for 106 units on 18 acres where 16 units would be affordable housing and 90 market rate units. The market rate units would be for sale and not rented. The next step is for the Town Planner Jason Kasler to draft an ordinance for strict guidelines for the builder and limit the flexibility.

Mayor Andes explained that it was a packaged deal that got the number of units down in the settlement. The Lennar project was originally 350 units and it was negotiated down to 106. There was a discussion to not have the units on the slope, but also not too close to the houses on Thurmont.

Mr. Buzak discussed the Redmond Press properties and no development would happen on that site till the developers and the town can settle on a Pilot negotiation. Mr. Buzak stated the original fair housing agreement was 848 units, but after a vacant land analysis it was not sufficient to fit that many units, and the number was reduced to 196 units. It was explained that then the town looks at developed land and put overlay zones on it and this then keeps the property owners the right to abandon the property. The town has 6 overlay zones that could be developed for affordable housing if needed. The overlay zones would be Anthony and Son, Food Town shopping Center, Astro Place, Palmer Rd, 6 lots of Palmer Rd and Bloomfield Ave. Mr. Buzak explained that the number of units discussed cover Denville's settlement till 2025. An ordinance would be drafted that would state if any high dense units were to be built 20% occupancy would need to be affordable housing. The Fair Housing is also charging the town \$25,000 to pay their legal fees.

Mayor Andes- Stated Fair Housing proposed to have 1,786 new units and Denville negotiated it down to 148 units. The town has 90-100 days till new ordinance is adopted and new applications can be heard before then.

Meeting adjourned at around 8:35 pm.
Minutes Approved: October 14 ,2020

Melissa Unrath, Board Secretary.