

**Planning Board
Meeting Minutes
Regular Meeting**

August 14, 2019

The Planning Board of the Township of Denville held a regular on August 14,2019. The meeting was held in the Municipal Building,1 St Mary's Place and commenced at 7:30pm. Chairperson Maffei presided.
Secretary Unrath read NOTICE OF PUBLIC MEETING

ROLL CALL:

Present: Glenn Buie, Kurt Schmitt, Mayor Thomas Andes, John Ciardi, Sue Filauro, Marilyn Kuntz, Louis Maffei

Absent: Mark Venis, Don Kuser

Prf. Present: Valerie Kimson Esq., Jason Kasler, AICP, PP, Samantha Anello, PE

MINUTES

A motion to approve the minutes from June 12, 2019 was made by Mbr. Buie, seconded by Mbr. Kuntz and unanimously approved by all members able to vote.

PURCHASING

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

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

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

CORRESPONDENCE/PROFESSIONAL COMMENTS- None

RESOLUTIONS

None

PUBLIC HEARINGS

**PB/ MS 19-04 William Weiss
24 Old Boonton Rd
Block 51201, Lot 1**

Jason Rittie, Esq- Representing the applicant.

William Weiss (24 Old Boonton Rd)- Owner of the property since 2004. The current property has a 5,000 sq. ft house. The applicant is seeking to subdivide the property to build a house for his son to be closer.

Mark Gimigliano- Sworn in a professional engineer. Is currently employed at Dykstra Walker. Showed Exhibit A1 which is a colorized version of the site plan to show the subdivision of lot 1 to create lot 1.03. The driveway would be a common driveway. The existing house is elevated higher and the proposed house would be at a lower grade. All the steep slopes meet the township ordinances. Both the houses would be served by septic and well. The existing property is 8.8 acres, the new lot 1.03 would be 3,240 acres and the existing lot would be 5.86 acres. The property is in an open space district but has to follow all the R-1 Zone requirements. Lot 1 and Lot 1.03 both require a variance for lot area. The proposed dwelling at Lot. 1.03 requires a variance for lot width because it is uniquely shaped. It was stated that if this application should be approved a storm water impact would be provided for engineering approval.

The properties require an easement because the proposed driveway runs through proposed lot 1.03. The utilities would also be part of the easement. It was discussed that the driveway would have adequate space for 2 passing cars. If approved by the board the applicant would apply to Morris County Soil District. The tax assessor request if the application should be approved that existing lot 1 would be renamed to lot 1.04.

Open to Board Professionals

Samantha Anello, PE- Stated that this application must a show the limit of disturbance.

Jason Kasler, PP- It was discussed that the property is close to the aquifer sensitive area, but this application does not disturb that area.

No public questions/comments

Open to Board Members

Mbr. Filauro- Expressed concern for the easement and problems it might cause in the future.

Mbr. Schmitt- Questioned about the maintenance of the shared driveway. Mr. Rittie explained that all maintenance and repairs for the shared driveway would be detailed in the easement.

Mbr. Kuntz- Also expressed concern for the shared driveway.

Mbr. Buie- Stated he is in favor of this application and does not express any real concerns.

Valerie Kimson, Esq- The following conditions were discussed during this application:
The applicant would comply with all the conditions mentioned in Mott MacDonald's report
The lot # 's would be designated by the tax accessor.
Application would need approval from Board of Health
The plans must show the limit of disturbance
The property numbers should be displayed at the end of driveway.
There would be no further subdivision of the property.

A motion to approve this application with conditions was made by Mbr. Kuntz, seconded by Mbr. Buie and approved by all board members able to vote.

AYES- Kuntz, Buie, Ciardi, Filauro, Schmitt, Andes, Maffei

OLD BUSINESS

NONE

NEW BUSINESS

Mayor Andes stated that the First Ave street scape has been approved and the process should begin in a week.

Meeting adjourned at 8:26 PM
Minutes Approved: Oct 23 ,2019

Melissa Unrath, Board Secretary.