

TOWNSHIP OF DENVILLE
PLANNING BOARD
MINUTES

December 12, 2012

The Planning Board of the Township of Denville held its regular meeting on Wednesday, December 12, 2012. The meeting was held at the Township Municipal Building, 1 Saint Mary's Place and commenced at 7:30 P.M. Chairperson Maffei presided.

Secretary Probasco read Notice of Public Meeting.

Roll Call: **Present** – Chr. Louis Maffei, Vice Chr. Glenn Buie, Mayor Thomas Andes, Marilyn Kuntz, Gene Fitzpatrick, Sue Filauro, Peter Nienstadt, Mark London, Kurt Schmitt
 Absent - None
 Professionals present – Edward Buzak, Esq., John Ruschke, PP

MINUTES

September 12, 2012

Motion to adopt the meeting minutes as submitted was made by Mbr. Filauro, seconded by Mbr. London and unanimously approved by all members able to vote.

October 10, 2012

Motion to adopt the meeting minutes as submitted was made by Mbr. Buie, seconded by Mbr. Filauro and unanimously approved by all members able to vote.

PURCHASING

Motion to pay vouchers submitted by The Buzak Law Group (dated November 8, 2012 and December 5, 2012) subject to the availability of funds, was made by Mbr. Fitzpatrick, seconded by Mbr. Nienstadt and unanimously approved by all Members present and able to vote.

Motion to pay vouchers submitted by William Denzler and Associates (dated November 6, 2012 and December 3, 2012) subject to the availability of funds, was made by Mbr. Fitzpatrick, seconded by Mbr. Buie and unanimously approved by all Members present and able to vote.

Motion to pay vouchers submitted by Hatch Mott MacDonald (dated October 2, 2012 and November 20, 2012) subject to the availability of funds, was made by Mbr. Filauro, seconded by Mbr. Buie and unanimously approved by all Members present and able to vote.

RESOLUTIONS

**APSP/FSP 12-03: 29 East Shore Road, LLC
 Block 40901, Lot 1692
 121 East Shore Road**

Motion to adopt the memorializing resolution was made by Mbr. Buie, seconded by Mbr. London and unanimously approved by all Members present and able to vote.

Roll Call: Ayes: Buie, London, Nienstadt, Fitzpatrick, Maffei

PUBLIC HEARINGS

**CR 12-04: Valley View Fire Company No. 3
 Denville Fire & Rescue Department
 2 River Road**

John Ruschke, Township Engineer presented the Township of Denville's plans to renovate the Valley View Firehouse for the Denville Fire and Rescue Department.

Existing conditions of the site includes being in the 100 year floodplain and completely in a wetlands transition area which requires redevelopment permits from the NJDEP.

The proposed improvements include reconstruction and raising the roof on the existing garage/bay area. Proposed addition is to replace the prior use of the basement which includes a meeting room for training. Elevation of the garage is slightly above the flood hazard elevation. This elevation cannot be increased due to the already steep grade of the driveway. Elevation of the addition will meet the guidelines at one foot above the flood hazard elevation and will allow for water to flow beneath it. Repaving is not a proposed improvement and would be a future project.

Additional improvements include elevating the existing generator pad, removal of the abandoned pump house and a drop off area in front of the bay area for ADA compliance.

Proposed architectural plans include a meeting room, day room, kitchen area, Chief's office and mechanical room. Modernization of the building to include new siding and new roof.

Chr. Maffei opened to board members for questions.

Mbr. Buie commented that the plans looked great and the Denville firemen deserved it. Inquired about the validity of the site as it relates to access to the building. John Ruschke responded that a comprehensive study was performed which included the service area, response times and alternative locations. After much consideration, this location was ultimately the most logical. Confirming that there will be some restrictions during severe flooding events. Not optimum location for extreme disasters but for the majority of the time this facility will service to the community with the best response time.

Mayor Andes commented that a great deal of time was spent meeting on the site location. Even more than the improvement discussions for the building itself. Measures are in place with adjacent towns to provide service to a portion of the community inaccessible to our emergency personnel in those extreme cases.

Mbr. Fitzpatrick inquired if there was sufficient parking. John Ruschke confirmed that there would be parking on both sides.

Mbr. Nienstadt had none.

Mbr. Schmitt commented that the solution was a good one and was all for it. Inquired about the square footage. Mr. Ruschke confirmed that the square footage of the proposed addition was comparable to the prior basement area.

Mbr. Kuntz commented on understanding the need of the large expansion in a flood zone when the Main Street firehouse has all the facilities. Mayor Andes responded that this would be a training facility as well as a safe, comfortable and adequate location. Stating that the firehouse has performed fundraising to cover for the interior amenities including the furniture and appliances. Mbr. Kuntz inquired why the addition wasn't being proposed as a second floor. Mr. Ruschke advised that this was originally considered but was cost prohibitive. Adding a second floor would also require the addition of an elevator.

Mbr. Filauro inquired about attic space storage. Mr. Ruschke confirmed that this is being considered for above the proposed addition. John Ruschke confirmed that relocation of the storage area from around the trucks will provide for a better access around the truck within the bay area. Mbr. Filauro inquired about the wood siding and lighting. John Ruschke responded that this was listed as a low maintenance composite. Proposed lighting will be consistent with what exists now.

Mbr. London commented on the plans being nice but would prefer the addition be as a second floor. Inquired about the flood maps and elevations being raised 16-18". John Ruschke responded that the FEMA maps are not the governing maps for how the elevations are set. Stating that it is the NJDEP maps that determined. Elevations are based upon the State maps for the channel capacity of 100 year flow plus 20%. The proposed plans were generated in compliance with the State maps. Any higher would be over conservative and would require more steps, generating ADA challenges. Spoke to the constraints of the bay area and driveway elevation and approximately 8" higher for the building.

Mbr. Fitzpatrick provided additional comments regarding the conditions at the firehouse after a hurricane. Stating that there was a structural integrity issue, no room to move around the trucks, the new addition is needed to accommodate what was in the basement and previously not having space for the first aid training.

Chr. Maffei inquired about curbing, ramps and filling of the basement. John Ruschke stated that ramps are no longer proposed and the final plan includes a drop off zone. The basement will be filled with stone and gravel to fill between. Chr. Maffei inquired about consideration of a traffic signal in front of the firehouse. Mr. Ruschke commented that it is a good suggestion and could be looked at. Mbr. Maffei commented that it looks like a good plan.

Mayor Andes added that the medallion has been removed from the front of the building and that a reimbursement request has been made to FEMA. If granted, it would cover up to 75% of the cost.

Recommendation as to the consistency with the Master Plan along with any other recommendations from the board on the project.

Chr. Maffei opened to members of the public and seeing none, closed the public portion of the hearing.

Mbr. Kuntz commented on some down lighting above the garage bays. John Ruschke stated that the he would work with the architect to ensure that safe lighting is proposed. Mbr. Filauro inquired about sirens and lights. John Ruschke referenced sight distance along with aforementioned. Stating that a solar

panel and traffic light would be around \$40K. Mbr. Fitzpatrick referenced that the Chief of Police would need to make such a recommendation.

Chr. Maffei requested a motion that this plan is not inconsistent with the master plan and that we move forward with the proposed. Mr. Buzak stated that if the board chooses a recommendation can be included for an emergency notification through lighting or otherwise. Mbr. Buie stated that it should be a recommendation only.

A motion was made by Mbr. Kuntz that the proposed plan was not inconsistent with the master plan along with the above recommendations, seconded by Mbr. Filauro and agreed upon the remaining board members.

Roll Call: Ayes: Kuntz, Filauro, Nienstadt, Fitzpatrick, Buie, Andes, Maffei

**CR 12-05: Veterans Field
Zeek Road**

John Ruschke, Township Engineer presented the Township of Denville's plans to upgrade the existing Veterans Field ball park. Proposed improvements include a synthetic field, expansion of the parking area, relocation of the existing dog park. Current dogpark doesn't have enough shade trees. Much of the work will be performed by the DPW staff. Keeping the location close to the existing concession and restroom facilities. Lighting of three (softball, baseball and multi-purpose) fields. Immediate need to have a field that can be used shortly after it rains and can handle increased intensity. Will meet and possibly exceed the lighting requirements of .3 foot candles at the property line and .1 at the residential. Additional improvements include storm water drainage and retention area for the synthetic fields.

Chr. Maffei opened to the public and seeing none, closed the public portion.

Chr. Maffei opened to the board members.

Mbr. London inquired about public opposition. John Ruschke stated that while it is not required, a public hearing will be held and for notified property owners within 400' instead of the customary 200'.

Mbr. Filauro inquired about the spectator area, John Ruschke responded that the usual locations. Mbr. Filauro referenced elevation changes making spectator visibility difficult and voiced lighting, spillage and runoff concerns. John Ruschke responded to the lighting being critical and the reduction of storm water.

Mbr. Kuntz inquired about the timeline for the project. Mr. Ruschke stated a 2013 construction is proposed. DPW will begin the selective clearing this winter and the remaining work would go out to bid. Overall cost savings to the taxpayers. Mbr. Kuntz commented that the spectator area is a good consideration.

Mayor Andes pointed out that the parking would be increasing from 100 to 240 parking spaces. Field location was a consideration behind the field house to make the distance between the neighbors as large as possible. Subcommittee was created with one representative from every sport. Overall increased playing time by the turf field, one area of tree disturbance vs. the building of more fields would require more tree removal.

Mbr. Schmitt commented on the great location and inquired about the life expectancy of the turf field. John Ruschke stated that warranty of 8 years but within 12 the fabric would need to be replaced.

Mbr. Fitzpatrick had no questions.

Mbr. Nienstadt commented that the plan and additional parking are much needed and it was well thought out.

Mbr. Buie agreed that the proposed was a great plan and had a few questions. John Ruschke confirmed that there is a septic system and agreed that looking to ensure the septic is not overloaded is a good idea. Portable toilets will be used for tournaments. Mbr. Buie inquired about Green Acres purchase. Mr. Ruschke agreed that this field will be open to those outside our community.

Chr. Maffei suggested the possibility of additional speed signs and inquired about concerned residents. Mayor Andes stated that some property owners from Rocky Heights Road were originally concerned about drainage but were in agreement with the proposed after the meeting. Mbr. Maffei referenced possible noise from football. John Ruschke agreed that the fields will be used as intended for recreation but that we will be compliant and respectful of our neighbors.

Mbr. Filauro suggested that adequate litter receptacles be considered. John Ruschke confirmed. Mbr. Buie added that this was a good point and that the receptacles be conveniently located for DPW personnel.

Ed Buzak, Esq. referenced considerations of light spillage, storm water runoff from the site, spectator seating and arrangement to addressed, septic adequacy and adequacy of refuse receptacles.

A motion was made by Mbr. Buie that the proposed was not inconsistent with the master plan along with the above recommendations, seconded by Mbr. Filauro and agreed upon the remaining board members.

ROLL CALL: Ayes: Buie, Filauro, Kuntz, Nienstadt, Fitzpatrick, Andes, Maffei

OLD BUSINESS

None.

NEW BUSINESS

Mbr. Kuntz commented on the property next door to the 29 East Shore Road is up for sale. Mayor Andes referenced the upcoming informal meet and greet of the new planner, Jason Kasler.

ADJOURNMENT

Motion to adjourn.

Denean Probasco, Board Secretary

Date Approved: January 9, 2013