

TOWNSHIP OF DENVILLE
PLANNING BOARD
REORGANIZATION MEETING
MINUTES

January 14, 2015

The Planning Board of the Township of Denville held its regular meeting on Wednesday, January 14, 2015. The meeting was held at the Township Municipal Building, 1 Saint Mary's Place and commenced at 7:37 p.m. Chairperson Buie presided.

Secretary Probasco read Notice of Public Meeting.

Roll Call: **Present** – Chr. Glenn Buie, Vice Chr. Kuntz, Louis Maffei, Stephanie Lyden, Sue Filauro, Mark London, Peter Nienstadt, Kurt Schmitt
 Absent – Mayor Thomas Andes
 Professionals present – Tiena Cofoni, Esq., John Ruschke, PE, Jason Kasler, PP

OATH OF ALLEGIANCE ADMINISTERED TO NEWLY APPOINTED MEMBERS

ACKNOWLEDGEMENT OF NEWLY APPOINTED MEMBERS

Secretary Probasco announced that Stephanie Lyden was appointed as Class 3 member with a term of December 31, 2015, Peter Nienstadt was appointed as Class 2 member with a term of December 31, 2015, Susan Filauro was appointed as Regular Member Seat 4 with a term of December 31, 2018 and Mark London was appointed as Alternate Member #1 with a term of December 31, 2016.

NOMINATION OF OFFICERS

Secretary Probasco opened to the board for nominations of Planning Board Chairperson. Motion to appoint Glenn Buie as Chair was made by Mbr. Kuntz, seconded by Mbr. Maffei. No other nominations were heard and Chr. Buie was unanimously approved by all members able to vote.

ROLL CALL Ayes: Kuntz, Maffei, Filauro, Lyden, Nienstadt, London, Buie

Chr. Buie opened to the board for nominations of Planning Board Vice Chairperson. Motion to appoint Marilyn Kuntz as Vice Chairperson was made by Mbr. Nienstadt, seconded by Mbr. Maffei. No other nominations were heard and Vice Chr. Kuntz was unanimously approved by all members able to vote.

ROLL CALL Ayes: Nienstadt, Maffei, Kuntz, Filauro, Lyden, London, Buie

MINUTES

December 10, 2014

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

PURCHASING

Motion to pay vouchers submitted by **Hatch Mott MacDonald** (dated December 2, 2014) subject to the availability of funds, was made by Mbr. Maffei, seconded by Mbr. London and unanimously approved by a majority of Members present and able to vote.

Motion to pay vouchers submitted by **Kasler Associates** (dated January 5, 2015) subject to the availability of funds, was made by Mbr. Maffei, seconded by Mbr. London and unanimously approved by a majority of Members present and able to vote.

Motion to pay vouchers submitted by **The Buzak Law Group** (dated December 30, 2014) subject to the availability of funds, was made by Mbr. Filauro, seconded by Mbr. Nienstadt and unanimously approved by a majority of Members present and able to vote.

RESOLUTIONS

APPOINTMENT OF BOARD ATTORNEY

Motion to adopt the resolution of approval was made by Mbr. Filauro, seconded by Mbr. Kuntz and unanimously approved by all members able to vote.

ROLL CALL Ayes: Filauro, Kuntz, Lyden, Nienstadt, London, Maffei, Buie

APPOINTMENT OF BOARD ENGINEER

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. London and unanimously approved by all members able to vote.

ROLL CALL Ayes: Maffei, London, Kuntz, Lyden, Nienstadt, Filauro, Buie

APPOINTMENT OF BOARD PLANNER

Motion to adopt the resolution of approval was made by Mbr. London, seconded by Mbr. Maffei and unanimously approved by all members able to vote.

ROLL CALL Ayes: London, Maffei, Kuntz, Lyden, Nienstadt, Filauro, Buie

APPOINTMENT OF BOARD SECRETARY

Motion to adopt the resolution of approval was made by Mbr. Filauro, seconded by Mbr. Kuntz and unanimously approved by all members able to vote.

ROLL CALL Ayes: Filauro, Kuntz, Lyden, Nienstadt, London, Maffei, Buie

SCHEDULE OF MEETING DATES 2015

Motion to adopt the resolution of approval was made by Mbr. Kuntz, seconded by Mbr. Nienstadt and unanimously approved by all members able to vote.

ROLL CALL Ayes: Kuntz, Nienstadt, Lyden, Filauro, London, Maffei, Buie

ADEQUATE NOTICE OF MEETINGS

Motion to adopt the resolution of approval was made by Mbr. Kuntz, seconded by Mbr. Filauro and unanimously approved by all members able to vote.

ROLL CALL Ayes: Kuntz, Filauro, Lyden, Nienstadt, London, Maffei, Buie

MINUTES OF MEETINGS

Motion to adopt the resolution of approval was made by Mbr. Kuntz, seconded by Mbr. Nienstadt and unanimously approved by all members able to vote.

ROLL CALL Ayes: Kuntz, Nienstadt, Lyden, Filauro, London, Maffei, Buie

DESIGNATION OF NEWSPAPERS AND NOTICES

Motion to adopt the resolution of approval was made by Mbr. Filauro, seconded by Mbr. Kuntz and unanimously approved by all members able to vote.

ROLL CALL Ayes: Filauro, Kuntz, Lyden, Nienstadt, London, Maffei, Buie

BY LAWS AND REGULATIONS

Motion to adopt the resolution of approval was made by Mbr. Kuntz, seconded by Mbr. Maffei and unanimously approved by all members able to vote.

ROLL CALL Ayes: Kuntz, Maffei, Lyden, Nienstadt, Filauro, London, Buie

PSP/FSP 14-01: **J. Fletcher Creamer & Son, Inc.
& Creamer Brothers Partnership
301 Palmer Road
Block 61702, Lot 5**

Motion to adopt the resolution of approval was made by Mbr. London, seconded by Mbr. Nienstadt and unanimously approved by all members able to vote.

ROLL CALL Ayes: London, Nienstadt, Filauro, Maffei, Buie

APMS/FMS 14-06: **TRI-M Enterprises
52 & 54 Smith Road
Block 20401, Lot 3 & 11**

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

ROLL CALL Ayes: Maffei, Filauro, Nienstadt, London, Buie

OLD & NEW BUSINESS

Mbr. Filauro referenced the board's consider no future approvals of septic systems on applications if avoidable. The township planner stated that septic was not the desired by the last applicant. Stating approval by the NJDEP is very difficult to obtain. Mbr. London asked if site plan approval had previously been granted if the applicant would have been able to proceed. John Ruschke, PE stated that he believed the townships approval would not supersede the NJDEP. The board attorney agreed that even if an applicant had obtained final site plan approval they would have to comply with NJDEP if the property was removed the sewer service area. Mbr. Filauro referenced those zones outside the sewer service areas. The township engineer stated this is consistent with the Master Plan. Tiena Cofoni, Esq. agreed that it's more a zone issue than a sewer service area.

ADJOURNMENT AT 8:05 PM