

TOWNSHIP OF DENVILLE  
PLANNING BOARD  
MINUTES  
**September 9, 2015**

The Planning Board of the Township of Denville held its regular meeting on Wednesday, September 9, 2015. The meeting was held at the Township Municipal Building, 1 Saint Mary's Place and commenced at 7:30 p.m. Chairperson Buie presided.

**Secretary Probasco read Notice of Public Meeting.**

Chr. Buie announced that Mayor Andes was not present and that he would have had to recuse himself on the public hearing.

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

**MINUTES**

**August 12, 2015**

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

**PURCHASING**

Motion to pay vouchers submitted by **Kasler Associates** (dated August 25, 2015) subject to the availability of funds, was made by Mbr. Filauro, 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 August 7, 2015) subject to the availability of funds, was made by Mbr. Filauro, seconded by Mbr. London and unanimously approved by a majority of Members present and able to vote.

Chr. Buie acknowledged Mbr. Maffei had arrived at 7:32 pm.

**RESOLUTIONS**

**PSP/FSPV 15-03            St. Francis Health Resort, Inc.  
                                  122 Diamond Spring Road  
                                  Block 50002, Lot 1.03**

Tiena Cofoni, Esq. provided a brief summary of the changes to the resolution that were received from the applicant's attorney but not distributed to the board. For the record, the changes were read from a black-lined version. The address was changed to 122-156 Diamond Spring Road along with two minor typos. The property includes senior living rooms, apartments serving the senior community and the convent of the Sisters to the Sorrowful Mother 135 parking spaces. The language health resort was removed. The word landscaping was removed from additional improvements. The language all plantings shall be native species was deleted from conditions as it does not apply. Also under conditions, prior to final acceptance has changed to final approval. Under voting eligibility, Mayor Andes was removed and Mbr. Maffei was added.

Motion to adopt the resolution as amended, was made by Mbr. Kuntz, seconded by Mbr. Filauro and unanimously approved by a majority of Members present and able to vote.

**Roll Call: Ayes:** Kuntz, Filauro, Maffei, London, Schmitt, Buie

**PUBLIC HEARINGS**

None.

**NEW BUSINESS**

Mayor Andes referenced that the planning board would be invited to attend a Council Meeting on Tuesday, October 13, 2015 at 7:30. One of the agenda items will be Affordable Housing. Secretary Probasco added that there are no public hearings scheduled for the October planning board meeting and that the October 14, 2015 will be cancelled. Stating our next planning board meeting is scheduled for November 12<sup>th</sup>. Noting that the meeting will be on a Thursday due to Veterans Day.

Mayor Andes stated that the Master Plan will be placed on hold until after the Affordable Housing has been addressed. Mayor Andes also referenced a dedication of walking paths at the Muriel Hepner ribbon ceremony on September 15<sup>th</sup>. Mbr. London invited everyone to the Green Fair to be held on Sunday, September 27<sup>th</sup> which will be held concurrently at the Farmers Market. Mbr. Maffei referenced new legislation regarding wild lawns instead of grass.

**ADJOURNMENT AT 7:43 PM**

Denean Probasco, Board Secretary

Date Approved: November 12, 2015