

February 8,2017

**Planning Board  
Meeting Minutes**

**February 8 ,2017**

The Planning Board of the Township of Denville held its regular scheduled meeting on February 08,2017. The meeting was held in the Municipal Building,1 St Mary's Place and commenced at 7:30pm.

Chairperson Buie presided.

**Secretary Unrath read NOTICE OF PUBLIC MEETING**

**ROLL CALL:**

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

**Absent-** Doug Gabel, Mark London, John Ruschke, PE

**Prf. Present:** Scott Eveland Esq., Jason Kasler, AICP, PP,

**MINUTES**

Postponed to March Meeting

**PURCHASING**

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

**RESOLUTIONS**

NONE

**PUBLIC HEARINGS**

**Whispering Wood Hearing  
Fourth Generation Construction L.L.C  
Mary Farm Rd  
Block 20401, 3 & 11**

Scott Eveland, Esq- Amend the prior resolution granted on January 15, 2015. The settlement will have the Developer pay the Township of a development fee as provided for in Section 19- 5.2603A, in an amount of one and one- half percent of the equalized assessed value. There are no physical changes to the subdivision or development.

Remo Caputo- Fourth Generation Construction and Fason has entered into a Settlement Agreement with the Township and Planning Board. The resolution has been amended to impose certain obligation for provisions of affordable housing as a condition of the subdivision approval. The settlement is in place of Condition 1N, the developers will pay to the township a development fee of 1.5 % for Section 19- 5.2603(A)

No public hearings

No comments from the board

A motion to approve the amended resolution for developers fee was made by Mbr. Kuntz, seconded by Mbr. Filauro and approved by all members able to vote.

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

February 8, 2017

**Redevelopment Area  
NJ Route 53 7 Station Rd  
Block 31207, Lots 11-18**

**Scott Eveland, Esq-** Clarifies that this is the same presentation the board heard in October 2016. The only item being changed is the wording from rehabilitation vs. redevelopment. This is not a site plan approval hearing. The two items that the board will be voting on is that its consistent with the Master Plan and this area is in need of redevelopment.

**Jason Kasler, PP-** Mr. Kasler discusses his presentation for Block 31207, Lot 11-18. The presentation will be attached to the end of this minutes. These lots are not inconstant with the Master Plan. The Master Plan for the last 16yrs states this area is in need of redevelopment. Jason continues to discuss each lot and the criteria's they meet for redevelopment.

Block 31207, Lot 11 Denville String Band- This property does not meet zoning standards and is in a non-permitted zone. Meets criteria D & E

Block 31207, Lot 12- Does not meet zoning standards. Meets criteria D & E

Block 31207, Lot 13- Odd shaped lot. Meets criteria D & E

Block 31207, Lot 14- This is a lot triangle lot, there is no zoned usage. It does not meet any requirements.

Block 31207, Lot 15- Irregular shaped lot. It would require a variance for anything built on this lot.

Block 31207, Lot 16 & 17- Lot 16 has been vacant for 10yrs and meets criteria C & E. Lot 17 fails to meet zoning standards and does meet criteria D. Lot 16 & 17 together meets criteria C

Block 31207, Lot 18- Meets all criteria's

This summarizes that all lots meet the redevelopment criteria with either 1 or 2 criteria's. This proposed redevelopment apartment is 3 stories with 2bdrms apartments. This redevelopment would give Denville affordable housing credit.

Open to the public

Gerald Hartmann- (58 Lackawanna Ave)- Questions how many units are proposed and the traffic impact? Jason Kasler states this a proposed 59 unit apartment building. The potential redeveloper has conducted traffic studies, but this is just a preliminary hearing and will not go into detail about it yet.

Public portion closed

Open to the Board

Mbr Kuntz- Gets clarification that re-development part is separate than the redevelopment plan. The board is only voting on the area in need of re-development and its inconsistent with the Master Plan.

Mbr Schmitt- Questions Mr. Kasler of why Lots 16 & 17 can be combined lots to show the different criteria's they meet. Mr. Kasler explains that they are under joint ownership and either separate or joined together they meet the different criteria's.

Mbr Filauro- Questions if this specific lot will have its own zone? Mr. Kasler states that it will be its own particular "redevelopment zone". No surrounding properties can join this specific zone.

Mbr. Maffei- States that traffic around Station Rd. really needs to be looked at.

Mbr. Ciardi- No comments

Mayor Andes- No comments

Mbr Kuntz- Gets clarification that all requirements for redevelopment still has to go through the town council and receive an ordinance.

A motion to approve the resolution of an approval for redevelopment was made by Mbr, Ciardi, seconded by Mbr Schmitt and by all members able to vote.

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

February 8,2017

Old Business

**NEW BUSINESS**

Jason Kasler, PP- Discusses the GAP issues.

Meeting adjourned at 8:29

Board Secretary, Melissa Unrath

**Minutes Approved:** April 12, 2017