

June 14,2017

**Planning Board
Meeting Minutes**

June 14 ,2017

The Planning Board of the Township of Denville held a meeting on June 14,2017. 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, Chairperson Glenn Buie, Mayor Thomas Andes, Mark Venis, Glenn Buie, Kurt Schmitt,

Absent- Doug Gabel, Marilyn Kuntz

Prf. Present: Scott Eveland Esq., Jason Kasler, AICP, PP, John Ruschke, PE

MINUTES

A motion to approve the minutes from May 10, 2017 was made by Mbr. Filauro, seconded by Mbr. Maffei and approved by all members able to vote.

A motion to approve the minutes from May 24, 2017 was made by Mbr. Filauro, seconded by Mbr. Ciardi and approved by all members able to vote.

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

**7 Elven
45 West Main St
Block 50308, Lot 1**

A motion to adopt this resolution of approval was made by Mbr. Venis, seconded by Mbr Filauro and unanimously approved by all members able to vote.

**Timothy Fisher
17 Spring Rd
Block 61401, Lot 549**

A motion to adopt this resolution of denial was made by Mbr. Filauro, seconded by Mbr Ciardi and unanimously approved by all members able to vote.

PUBLIC HEARINGS

**Amee @46, LLC
123-124 W Main St & 14 Augusta St
Block 41203, Lot 9,10,15**

Chr. Buie lives within the 200ft radius and will be recusing himself from the application. Mbr. Ciardi has a family connection to the engineering firm on this application and will also be recusing himself.

Vice Chair Filauro presides.

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Allen Hantman (Morris and Hantman 168 East Main St)- Will be representing the applicant. The variances being requested are for steep slope less 1 % of 17.7 sq. ft. The second variance is for the 20ft buffer from the residential and commercial area. Mr. Hantman stated that he does not believe this is a functional variance. There was a waiver that stated there are no changes to the existing building. The site plans are already approved.

Stated the planner for this application is not able to come tonight. The rest of the hearing will be heard on Aug 9th.

Mark Denisiuk- (Ferriero Engineering). Sworn in a professional engineer. Exhibit A-1 is the Topographical survey. It shows that lot 9 &10 are where the existing structure is in a B-2 zone. Lot 15 is residential vacant lot that is being proposed parking. Exhibit 2 discussed the site plan and what is being proposed. The current property has a total of 19 parking spaces, and the proposed lot has an additional 21 spaces. The entranceway from Legion Place will be reconfigured, but not widen in anyway. There will be no new entrance points. As part of a conditional use a sidewalk had to be added. Therefore, the applicant added a 5ft wide sidewalk. The steep slope being disturbed is less than 10%. The proposed elevations underground detention system for any increase for mitigation. There is a new storm water plan proposed on Legion Place. The new lighting proposed is 5 new light posts that are 18ft high. The additional lighting meets all ordinance standards. There are 98 evergreen trees and 14 shaded trees being proposed around the property. The evergreen trees will create a border around the whole property. There will also be a 6ft high PVC vinyl fence around the rear of the property and along Augusta St.

Lee Klein- (Klein Traffic Consulting) -Sworn in as a professional traffic engineer. Mr. Klein took an elevation of layout of parking, intersections and dimensions of the parking spaces. Stated nothing will change to the front of the building. All deliveries will still be done by box trucks. Mr. Klein stated that there was a study done on similar coffee shops and on peak morning hours it was appropriate to have about 35 parking stalls. This correlates with the proposed plan of 40 parking stalls in which the applicant is proposing. Mr. Klein did a study from 7am- 8am and noticed within that hr the parking was mostly full at all times. There were some customers that also parked on Legion Pl or pulled into the property couldn't find parking and left the facility

Mayor Andes suggests having a public portion even if all testimonies have not been heard yet.

Open to the public

Craig Doremus (9 Frazer rd.) Questioned how far is the fence to the right of way on Augusta St. The engineer stated it is about 8ft. Mr. Doremus also questioned if there was a site distance study done. Mr. Denisiuk stated that a study did occur from the intersection of Legion Place and with the additional landscaping. Mr. Denisiuk clarified the 20ft buffer from the commercial property to residential.

Jeff Biggs (6 Husa Pl)- There was a discussion about storm water run-offs and existing pipes. Mr. Biggs questioned if a capacity analysis was done on the existing drainage pipes. Mr. Denisiuk stated that analysis was done on the proposed drainage pipes but not the on the existing pipes. Mr. Bigg inquired about updating the Stormwater Management Report to show the correct calculations of the drainage pipes. Mr Denisiuk agreed to that and will have it updated by the next hearing. Mr. Bigg questioned how long the Evergreen trees will grow. Mr. Denisiuk stated that the trees will probably grow 6-8ft. There were also discussions about the 18ft high light poles and fence around the property.

Mike Lindstedt- (6 Augusta St) -Questioned if the applicant's professionals have visited the property. Mr. Hantman stated that it is part of the application process, but it is not monitored if they do so. Also questioned if there has been a water retention analysis done to the surrounding properties. Mr. Denisiuk stated that there has not been a study done to the surrounding houses.

Rachel Molter (15 Augusta St)- Questioned if there was study done to the increase of traffic on Augusta St. if these additional parking spaces are approved. Mr. Klein stated that a study was not done on

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Augusta St, but further explained that the sq. footage of the building isn't changing. Therefore, there should be a change in how many customers visit the property.

Susan Lindstedt (6 Augusta St)- Questioned about the tractor trailer deliveries that have been on the property. She continued to mention when the original application got approved it only allowed for box truck deliveries. Dwar Patel is the manager at this particular Dunkin Donuts. Mr. Patel stated yes, tractor trailers have accidentally been delivered to the property and they make sure to explain that this in unacceptable for this property. Ms. Lindstedt also questioned the hours of operation, Mr. Hantman further explained that this particular issue went to court and it got approved to be open 24hrs.

Mike Lindstedt (6 Augusta St)- Inquired about 2 large trees that are located behind his property and on the proposed parking area. Mr. Denisuik stated that those trees will be removed.

Old Business

NEW BUSINESS

Meeting adjourned at 9:06pm

Board Secretary, Melissa Unrath

Minutes Approved: August 09, 2017