

**Planning Board  
Meeting Minutes**

**June 13,2018**

The Planning Board of the Township of Denville held a regular on June 13,2018. The meeting was held in the Municipal Building,1 St Mary's Place and commenced at 7:30pm. Chairperson Maffei presided.

**Secretary Unrath read NOTICE OF PUBLIC MEETING**

**ROLL CALL:**

**Present:** Marilyn Kuntz, Brian Bergen, Kurt Schmitt, Sue Filauro, Chairperson Louis Maffei, Mayor Thomas Andes, John Ciardi, Mark Venis,

**Absent-** Don Kuser

**Prf. Present:** Ed Buzak Esq., Jason Kasler, AICP, PP, Samantha Anello, PE

**MINUTES**

None

**RESOLUTIONS**

None

**PUBLIC HEARINGS**

**Springpoint at Denville, INC  
18 Pocono Rd  
Block 50001 Lot 1 & 2**

John Sarto, Esq- Representing the applicant and owner for Block 50001 Lots 1 & 2. The applicant is seeking to consolidate Lots 1 & 2 and then subdivide the property and give 1.4 acres to the adjacent property owners.

**James Senes** (35 Technology Dr)- Sworn and testified as a professional engineer and surveyor. Showed exhibit A1 as an aerial photo of the property. Explained the location of the hospital in correlation to the exiting parking lots The parking currently has 170 parking spaces, but when a new survey was done and showed in exhibit A-2 it was shown that there are 171 parking spaces. St. Clare's changed ownership over the last couple years and coming to board just memorializes an agreement made by the two owners to subdivide the two parking lots. Mr. Sarto states there are no physical changes to the two lots. Mr. Senes stated he will comply with all Mr. Reschke's comments in his memorandum. In regards to Mr. Kaslers report the applicant is seeking a variance for setback of any parking space being built within 10ft of the property line. There are two waivers to this application for topography and map scale. This applicant falls both under the C1 and C2. The applicant does have a hardship to the narrowness of the lot and the location to the river. This application has an inherently beneficial use and encourages appropriates uses under the municipal land use law.

Open to Board Professionals

**Jason Kasler, PP-** Clarified with the applicant that there are no physical changes to the exiting lots.

**Samantha Anello, PE-** Discussed that this parking lot is located in a flood area and necessary flood hazard protection plans need to be in place.

No public questions

Open to Board Members

**Mbr. Filauro-** Expressed concern for any over flow of parking and designing spots for guests and workers.

**Mbr. Schmitt-** Questioned about moving the RYS and preventing having to request the variance. It was stated the previous agreement met the meets and bounds.

**Mbr. Kuntz-** Questioned the applicants about possibly selling the adjacent lots. The applicant stated they are not planning on selling any lots at this time.

**Mbr. Bergen-** Stated he has no comments on this application, but on any other further projects to please be courteous to any lighting. The current lighting affects some of the residents at Lake Arrowhead.

A motion to approve this application was made by Mbr. Kuntz, seconded by Mbr. Bergen and approved by all members able to vote.

**AYES-** Kuntz, Bergen, Ciardi, Filauro, Schmitt, Venis, Maffei

Break 8:20-8:26

## **NEW BUSINESS**

### **Ordinance No. 15-18**

Settlement Agreements with RAM Associates and Glenmont Commons

**Jason Kasler, PP-** Stated that this ordinance is inconsistent with the Master Plan, but consistent with the goal and objective for affordable housing.

**Mbr. Kuntz-** Expressed concern for the height of the building and steep slopes. Stated that she cannot be in favor of this ordinance and it is not consistent with the Master Plan. Mr. Kasler explained that any ordinance changes regarding Steep Slope is strictly only for the referenced properties.

**Mbr. Schmitt-** Stated that this is not inconsistent with the Master Plan.

Jason Kasler discussed other towns settlement agreements and the dilemmas all of New Jersey is seeing with Affordable Housing. The Mayor stated that we are obligated by the state to fulfill these affordable housing obligations. Mr. Buzak stated that each town is obligated for affordable housing, but the most important thing each town can achieve is limit the impact it has on each town.

**Mbr. Bergen-** Stated that any changes to the ordinance should be done at the council meeting when it is being drafted.

A motion to state that this ordinance is inconsistent with the Master Plan was made by Mbr. Andes, seconded by Mbr. Ciardi and approved by the other board members.

**AYES-** Andes, Ciardi, Kuntz, Bergen, Filauro Schmitt Venis, Maffei

A motion to go into closed session was made by Mbr. Filauro, second by Mbr. Kuntz and approved by the other board members

**Ayes-** Filauro, Kuntz, Andes, Ciardi, Bergen, Schmitt, Venis, Maffei

Closed session 9:20- 9:42

A motion to come out of closed session was made by Mbr. Filauro, second by Mbr. Kuntz and approved by the other board members

**Ayes-** Filauro, Kuntz, Andes, Ciardi, Bergen, Schmitt, Venis, Maffei

## **OLD BUSINESS**

Mayor discussed that the town is in the process of speaking with New Jersey Transit to discuss the ongoing issues.

Meeting adjourned at 9:50 PM

Minutes Approved: September 12, 2018

Melissa Unrath, Board Secretary.