

**Planning Board
Meeting Minutes**

February 14,2018

The Planning Board of the Township of Denville held a regular on February 14,2018. 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, Mark Venis, Don Kuser, John Ciardi, Sue Filauro, Chairperson Louis Maffei, Mayor Thomas Andes

Absent- none

Prf. Present: Ed Buzak Esq., Jason Kasler, AICP, PP, John Ruschke, PE

MINUTES

None

PURCHASING

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

A Motion to pay vouchers submitted by **Mott MacDonald** was made by Mbr Filauro, seconded by Mbr Ciardi and unanimously approved by all members able to vote

A Motion to pay vouchers submitted by **Kasler Associates** was made by Mbr Filauro, seconded by Mbr Kuntz and unanimously approved by all members able to vote

RESOLUTIONS

NONE

COURTESY REVIEW

**Lakeview Elementary
Block 30205, Lot 5**

Kurt Schmitt had to excuse himself from this application.

Lakeview School is seeking to add a small security vestibule. The patron would be buzzed, enter to the second corridor and then enter to the main office building. All other Denville Schools have this security vestibule, but this particular school is the only vestibule being built outside the main entrance.

A motion to direct the board secretary to write a letter stating the board members had no questions/ objection to this review, was made by Mbr. Bergen, second by Mbr. Ciardi and approved by all board members

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

PUBLIC HEARINGS

**3117 Route 10, LLC
3117 Route 10 East
Block 20701, Lot 25**

Ursula Leo- Attorney for the applicant and questions the board for the completeness of this application.

A motion to approve to the waiver requests for this application was made by Mbr. Bergen, seconded by Mbr. Schmitt and approved by the board members eligible to vote.

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

Ms. Leo stated there is no change to the building. The applicant is seeking to make all the parking spaces compliant with the zoning rules. Also, to make the building a general office use. The applicant is looking to sell the property and make it compliant to all zoning rules.

Thomas Boller- Current owner of the property. Stated that the shed and dumpster have been removed. The electrical and cooling systems are in the basement along with a break room. There are no changes to the interior of the basement.

William Byrne (10 Main St)- Sworn in as a professional architect. Showed the exhibit A-1 which are the plans and A-2 as the survey of the property. In the review done by Mott Macdonald it shows the 3 additional parking spaces that can be added. Two of those three parking spaces would be ADA compliant

Open to professionals

John Ruschke, PE- Stated that he would be in favor of seeing a dumpster back on the property. William Byrne stated that he will revise the plans to show a location for the dumpster. There was also testimony about limiting the sound from the rooftop cooler system. It was recommended to put a fence around the system to eliminate the sound.

Jason Kasler, PP- Stated that the changes bring the property back into conformity. Also, would like to see the dumpster back onto the property.

Open to board professionals

Mbr. Ciardi- Agreed with the dumpster location back on site.

Mbr. Kuntz- Stated that she is not in favor of having a cooling unit on the roof, and it was already mentioned in the past resolution. It was stated that the condenser unit had to go on the first floor to cool down the servers on the top floor. It was not a significant size and is conducive to a residential area.

Mbr. Filauro- Suggested putting AC on the ground and a new dumpster location. It was stated that the AC unit on the roof is just for the one server room and the other AC unit is in the basement.

No public questions/comments

Ed Buzak, Esq- This application is to amend site plan approval from prior approvals, create 3 new parking spaces, trash disposal and HVAC screening.

A motion to approve this application based on the conditions was made by Mbr. Bergen, seconded by Mbr. Schmitt and by the board members eligible to vote.

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

CLOSED SESSION

Amee @46 Litigation

A motion to go into closed session was made by Mbr. Kuntz, seconded by Mbr. Ciardi and by the rest of the board members.

A motion to come out of closed session was made by Mbr. Bergen, seconded by Mbr. Filauro and by the rest of the board members.

NEW BUISNESS

A recommendation to appeal the ordinance to expand parking into a residential area.

A motion was made by Mbr. Schmitt, seconded by Mbr. Ciardi and by the rest of the board members.

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

Meeting adjourned at 9:44 PM

Minutes Approved: April 11,2018

Melissa Unrath, Board Secretary.