

**Planning Board  
Meeting Minutes  
Regular Meeting**

**February 13, 2019**

The Planning Board of the Township of Denville held a regular on February 13,2019. 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, Glenn Buie, Mark Venis Kurt Schmitt, Chairperson Louis Maffei, Mayor Thomas Andes, John Ciardi,

Absent: Sue Filauro

**Prf. Present:** Valerie Kimpson Esq., Jason Kasler, AICP, PP, Samantha Anello, PE

**MINUTES**

A motion to approve the minutes from January 9, 2019 was made by Mbr. Buie, seconded by Mbr. Schmitt and unanimously approved by all members able to vote.

**PURCHASING**

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

**RESOLUTIONS**

None

**PUBLIC HEARINGS**

**PB/MS 18-08 PGNR, LLC  
7 Earl St  
Block 41302, Lot 39.01**

**Remo Caputo, Esq-** Representing the applicant which is PGNR, LLC. Application is for a minor subdivision of two existing lots. This is a fully conforming subdivision and no noticing was required.

**Samantha Anello, PE-** Clarified two items on their memorandum which is the property is located in an R-3 zone and not in a flood hazard area.

**Peter Grawher-** Part owner of PGNR, LLC. Showed Exhibit A-1 which are a variety of photos of the existing property and some newly renovated house within the area. The current house is getting completely re-done and the existing garage is going to be torn down. It was stated that the driveway to the current property would be removed, but until a new driveway is built for this property a final CO would not be given. The new proposed lot is 39.02 and it would be fully conforming. This property would be served by public sewer and water.

**Marc Sifone-** Sworn in as professional land surveyor. Showed Exhibit A-2 which is a survey of the property. The current lot is currently 2600sq ft and the new proposed subdivisions makes lot 39.01 10,500 sq. ft and the new proposed lot of 39.02 would be 15,586 sq. ft.

Open to Board Professionals

**Samantha Anello, PE-** It was stated to have the meets and bounds description be a condition in the resolution. Ms. Anello stated that when a new development is built on the new property that a soil erosion and sediment control permit must be taken out for construction.

Jason Kasler, PP- no comments

No public questions or comments

Open to Board Members

**Glenn Buie-** Clarified with Mr. Kasler that this is a full conforming lot and no variances are being requested.

**Mayor Andes-** It was clarified that the driveway would be shown on the plans once it reaches the CO stage.

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

**Ayes-** Buie, Kuntz, Andes, Schmitt, Venis, Kuser, Maffei

**PB/PSPS/FSP 18-06 Pasta Shop, LLC  
13 First Ave  
Block 50304, Lot 31**

**Allen Hantman, Esq-** Representing the applicant for Pasta Shop LLC. The application is for an 8 x 10 shed with no site plans and no foundation. The shed was required to be heard before the Planning Board by the zoning officer.

**Sergio Sciancalepore-** Owner of the property. It was stated that the shed would be used to hold all their cleaning supplies. The shed would have no electricity and no food store in there.

There was a discussion brought up from the town engineer regarding an easement of 4ft from the existing building and town property. Mr. Sal Chiaravalloti is the owner of the building and stated that he is willing to request an easement from town.

**Samantha Anello, PE-** Stated that the shed is in a flood zone and Mr. Hantman stated that the applicant read the permit by rule for flood zone and has complied with all the conditions. There is no foundation under the shed, therefore water can run underneath.

**Jason Kasler, PP-** It was stated that the shed would not exceed 10 ft in height.

No public questions/ comments.

Open to Board Members

**Mbr. Schmitt-** Clarified to the applicant to make sure they have clearance to be far enough from the transformer. There was discussion about an existing extension chord and that it is currently being used for lighting, but the applicant stated it would be removed.

**Mayor Andes-** Clarified with the applicant that this shed would be used for storage of chemicals, cleaning supplies and recyclables. The applicant stated that he would put up a sign on the shed that no food is permitted within the shed. The wording of the sign would be done by the health department. Mr. Andes stated that area around First Ave i was just awarded a street scape project and looking to be re-done around spring. Mr. Andes requested that the applicant put up a 4ft fence on the side closest to the parking lot. The applicant stated that he would comply to the conditions.

A motion to approve this application was made by Mbr. Buie, seconded by Mbr. Schmitt and approved by all board members able to vote.

**Ayes-** Buie, Schmitt, Ciardi, Kuntz, Venis, Andes, Maffei

**Old Business-** None

**New Business-** Mayor Andes discussed the fair housing and that there seems to be some closure happening soon and a final decision will be made.

Meeting adjourned at 8:55 PM  
Minutes Approved: March 13 ,2019

Melissa Unrath, Board Secretary.