

**Planning Board
Meeting Minutes
Regular Meeting**

December 12,2018

The Planning Board of the Township of Denville held a regular on December 12,2018. 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, Mark Venis Kurt Schmitt, Sue Filauro, Chairperson Louis Maffei, Mayor Thomas Andes, John Ciardi,

Prf. Present: Valerie Kimpson 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 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

**PB/MS 18-05 ABC Trust
70 Franklin Rd
Block 41003, Lot 42**

Motion to adopt the resolution of approval was made by Mbr. Kuntz, seconded by Mbr. Ciardi and unanimously approved by all members able to vote.

ROLL CALL Ayes: Kuntz, Ciardi, Filauro, Schmitt, Venis, Andes, Maffei

**PSP/FSPV 15-05 Universal of Morris
40 Morris Ave
B 601.01, Lot 5.02**

Motion to adopt the resolution of approval was made by Mbr. Filauro, seconded by Mbr. Schmitt and unanimously approved by all members able to vote.

ROLL CALL Ayes: Filauro, Schmitt, Ciardi, Venis, Andes, Maffei

PUBLIC HEARING

**FSP/PSP/PMS 18-04 Glenmont Commons
Casterline Rd
Block 10002, Lot 3**

Joe O'Neil, Esq- Lawyer for the applicant.

Patrick Mccellan, PE- Sworn in and testified as a professional engineer. Showed Exhibit A-1 which is the aerial photo in the site plan. The property is located on block 10002, Lot 3 within in Denville Twp. It is located within a residential area and is approximately 13.7 acres. There are environmental concerns of steep slopes and the Whippany river runs through the property. The second exhibit is sheet 3 of the site plan exhibit. The project is a 65 residential unit development and to avoid any flood hazards. There are would access from Centerline Rd. There would be a total of 9 building with 7 townhouse and 2 vertical flats. There a total of 45 townhouses with 22 2 bedrooms and 25 3 bedrooms. The vertical flats have a total of 20 unit. There are a total of 10 fair market value homes and 10 coah house units. On the property is 1 proposed free-standing sign. The property would be served by municipal water and sewer. To limit any flood hazards mitigation there are proposed distension basins around the property. There are 154 proposed parking spaces and only 146 is required. There are sidewalks along the frontage of the property. In regards to the T5 checklist this application requests no variances or waivers. Exhibit A2 is the landscaping plan. There are proposed 134 trees, 400 shrubs and 325 flowers. All these proposed landscaping will create a barrier between the apartments and the nearby residential area. The lighting proposed is 27 16 ft pole mounted lights and are all complaint with all ordinances. This application does require soil movement and permits for wetlands, flood hazards and sanitary sewer. The townhouses are a proposed height of 32ft and 29ft height for the vertical flats. All units are ADA compliant.

Craig Peregoy,- Sworn in as a traffic engineer. Created a traffic study along Casterline Rd during the busiest times. During the morning peak hr there are approximately 32 vehicles and 40 cars during the peak afternoon hr. In Mr. Peregoy expert opinion he does not see a high impact of traffic in relation to this proposed property. In the study it also slowed very little delay coming in and out of the proposed property.

John Gitomer- Sworn in and testified as a professional architect. Showed Exhibit A4 which is the revised architectural plans. Mr. Gitomer explain the layout of the vertical flats and the bottom floor are all coach units. These units are made up of 1 and 2bdr apartments. Showed Exhibit A5/A/6 which are renderings of the apartment complex. The apartments complexes showed a garage and the vertical complex show a walkway with no garage.

John McDonough, PP- Sworn in and testified as a professional planner. Mr. McDonough explained that this proposed apartment building fulfils the court obligation of affordable housing. This proposed project is 15% for the affordable housing. Townhouses are permitted within this zone and no other variances are being requested for this proposed project. Mr. McDonough stated that most of this property would be preserved and not be built upon. The height and size are all in compliant with the town's ordinances.

Open to Board Professionals

John Ruschke, PE- Stated that a traffic report should be submitted with the rest of the application. It was stated by Mr. McClean that he complies with all Mr. Rushkes comments would be a condition for this application. It was stated that this road would be a public road because it is located within a right of way. The easement located on the property is within the towns jurisdiction. A cut/fill report was also requested to be part of the application file.

Jason Kasler, PP- Questioned about the height and location of the retaining walls/detension basins. The are 3 proposed de- tension building and all are within the 8ft allowance. It was clarified that these apartments are all vinyl siding and will be rental units. Mr. Kasler stated that for rental units the town would get double the coah credits. There was a detailed discussion about the proposed maintenance building. Mr. Mcclelean stated that wont be a full- time maintenance staff on property, but there will be staff there frequently. The "shed" will be used to store all their equipment.

Open to the public for questions/comments

Afzal Anis- Resident resides at Seasons Glenn which is a development behind the proposed property. Expressed that the proposed project would disturb his backyard and take away from his property. Mr. McClelan stated that the proposed project would have a 25ft buffer from the municipal line and also landscaping. It was clarified that the trees 25ft from the municipal property line would remain.

Ragsav (name not understood)- Expressed concern for the retaining wall, but Mr. McClelan stated it would not be seen from his property. The public patron was concerned about an increase of crime with the new construction, but it was stated that it is not a board matter.

Pratek Barakh- Resident resides at Seasons Glenn. Expressed concern that his property will be disturbed by the development. He would be in favor of moving the townhomes so their backyards are in his backyard, its not in favor of having a road in his backyard.

Dahiman Sahrana- (64 Season Glens Dr)- Is not in favor of this application and does not want to see this development destroy a pristine hiking trail. Expressed concern that this development would increase more traffic in the area.

Closed Public Portion

Open to Board Members

Mbr. Kuser- Explained that all snow plowing, paving etc and all other road repairs would be done by the town. Mr. Ruschkes stated that anything within the easement would be the towns responsibility. The maintenance building was discussed and it was clarified with both the applicant and mayor that a restroom would be allowed in the building.

Mbr. Kuntz- It was clarified that all buildings would be up to fire regulations. In regards to the sign entering the property it was clarified that it would be internally lite. The streets names are assigned by the mayor and council. The maintenance of the basins is Glenmont Commons responsibility. There was discussion about tree removal and it was stated that any tree near that wetlands would not be removed. This application does comply with all steep slope percentages.

Mbr. Schmitt- It was discussed that the trash for the apartment building would be put on the sidewalk and picked up for the garage trucks. In regards to the vertical flats that residents would drop them to a trash disclosure, and the maintenance workers would drop them to main trash disclosure for pick up. The mailboxes for all units are at the front entrance of the complex and it was stated that the postal service would need to approve this application for accessibility. It was stated by Mr. Schmitt that all site plans should be modified to show the porches and decks.

Mbr. Filauo- It was discussed to work with the Board of Education for school pick-ups. Mrs. Filauo discussed putting an extra buffer between the nearby neighbors and apartments. The applicant professionals stated they would take into consideration. There was more discussion about school bus pick ups and Mrs. McClean discussed that this would be discussed with the schools, but stated the appropriate sidewalks are put showed on the plans.

Mayor Andes- There was a discussion of the type of trees that would be planted between the proposed property and the adjacent municipal boundary. Mr. MccLelean stated there would be a row of woodland planted trees and an 8ft graded area. All together it would be a total of 20ft undisturbed area between the municipal boundary lines and the proposed buildings. It was stated from the Mayor that the applicant/ home owners association would be responsible for snowing playing of parking spaces. Mr. O'Neil confirmed with the applicant that they would comply with that condition. Mr. Andes explained that anyone who owns a piece of land has the right to build on it.

Mbr. Maffei- Discussed that all plans should be approved by DPW. It was also discussed that the homeowners would be responsible for snow removal on their own property.

It was discussed that part of the sanitary sewer is connected to the Parsippany Sewer authority and would need to receive approval from their department. The pumps on their property would also have to be upgraded.

Valerie Kimpson, Esq- Listed some of the conditions of approval but limited to the following:

Applicant will comply with all engineering comments within his memorandum, provide architectural plans, provide a traffic report, the mainance bathroom will be one story and have a restroom, street names will be assigned by the governing body, all trash faciltiey will look the same, mail delievery will be up to the ups, detailed landscaping sign, locate the easements for tail purposes, all snow removal will be based on town regulations.

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

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

OLD BUSINESS

None

Meeting adjourned at 10:39 PM

Minutes Approved: February 13,2019

Melissa Unrath, Board Secretary.