

**Planning Board
Meeting Minutes
Regular Meeting**

March 13, 2019

The Planning Board of the Township of Denville held a regular on March 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: Glenn Buie, Mark Venis, Kurt Schmitt, Chairperson Louis Maffei, Mayor Thomas Andes, John Ciardi, Sue Filauro

Absent: Marilyn, Kuntz

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

MINUTES

A motion to approve the minutes from February 13, 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. Buie, 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. Buie, 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. Buie, seconded by Mbr Filauro and unanimously approved by all members able to vote.

CORRESPONDENCE/PROFESSIONAL COMMENTS

RESOLUTIONS

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

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

ROLL CALL Ayes: Schmitt, Buie, Venis, Kuser, Andes, Maffei

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

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

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

PUBLIC HEARINGS

**PSP/FSP/SS 18-03 Toll Brothers, INC
360 Franklin Ave
Block 40001, 40203- Lot 4 &1**

Richard Hoff, Esq – Lawyer representing the applicant. This application is for preliminary and final site plan for 116 residential units. The proposal is for 92 market value units and 24 affordable housing units. This application is in regards to an affordable housing unit settlement within the town.

Jay Kruse, PE- Sworn in as a professional Engineer. Exhibit A-1 is an aerial photo of the existing property and what is currently existing. The lot is approximately 42.8 acres and its split in between Denville and Rockaway Boro. The proposed lot is located near existing condominiums and Morris Knolls High School. Franklin Rd is the frontage to the proposed property with a 2-way road. The property would have a boulevard entrance with a width of 24ft. There would be 2 sidewalks proposed, but one 1 sidewalk on the boulevard entrance. There is a 125ft grade change from the southern to northern border. All stormwater runoff will come from the southern border. The applicant is proposing 2 mailbox kiosks. One would be adjacent to the clubhouse and the other closest to the cul de sac. The application is within the RSI standard with 58 visitor parking spaces and 77 affordable housing spaces. All units do have a driveway there will be no street parking. The townhomes would be made up of 5 and 3 units. The units would be slightly different in layouts. The one unit would have a full basement with garage on first floor and 2nd story above the garage. The 2 units would have a walkout from the garage. The third unit would have more of an elevation with the garage at street level and all storage would be tucked in within the elevation and the living space is on the second floor. The potential home buyer would have the option to add a patio or deck. All calculations of the unit are already measured with bulk standards in mind. The height of the units are all within the standards of 45 ft. The affordable housing units are phased in with market rate units. The first phase of the townhomes is the cul de sac and the 2nd phase is everything after the cul de sac. There is a proposal for an 8ft retaining walls to adjust to the 125ft grade change. Some of the walls would be 8ft with landscaping to break up the wall's dimensions. The proposed pool house would be 21,300 sq. ft with a pool located behind. The water main is already in existence from Knolls Dr and the application is proposing to just extend it. The public sewer runs from Franklin Rd and the applicant is proposing to extend that line. The applicant is proposing 2 stormwater basins, one located at the front entrance and the second at the rear of the property. All basins are within the NJDEP standards for stormwater management. There would be adequate landscaping around the property, along with a 20ft buffers. There is 1 proposed sign at the front of the entrance and its within the standards. The applicant is requiring a waiver for the proposed lighting. The lighting would be less than what is the standard for a residential area. Showed Exhibit A-2 showed the steep slope map and calculations. The applicant worked within the area to minimize the amount of disturbance of steep slope and to not build in the southern area of the property. However, the applicant is disturbing over 30% of steep slope which does require a variance. There are no bulk variances requested for this proposed project.

Next Witness

Jeremey Green- Sworn in as a professional Architect. Showed Exhibit A-3 is a 2-story townhome with a basement and a garage in front. Exhibit A-4 shows the “tucked away garage” where there is a walkway and the living unit is on the 3rd floor. Exhibit A-5 are the coah units that are 1-2 bdrm or 2-3 bdrm. Some of these units are on the ground level with easy accessibility. The exterior of the building would also be the same and the buyers would not be allowed to change them. The market rate apartment would be approximately 2,200 Sq. Ft. The coah units would be approximately 2,000 sq. ft. Showed Exhibit A-6 is a fully accessible unit with parking and living all on the first floor. Exhibit A-7 in the “tuck model” it has 2 garages and an unfinished storage area where you would then walk up stairs to the living area. Exhibit A-8 is the traditional townhome with a garage with the living area and 3 bedrooms upstairs. The tallest building is 37sq ft and is in compliance with the ordinance.

Next witness

Karl Pehnke- Sworn in a professional traffic engineer. Mr. Pehnke submitted a traffic report on July 2018 to show the main intersection on Route 46 and Franklin/ Knoll Dr. The study showed between 500-600 cars along that road with a little more traffic in the afternoon hours. Mr. Pehnke stated the main traffic jam is the school entrance and along Franklin Rd. It was stated the proposed project would generate approximately 40 to 50 additional exiting cars. It was discussed to possibly widen Franklin Rd or Knoll Dr,

but in Mr. Pehnkes opinion it would decrease the safety because right now it is allowing for a passing lane.

Next Witness

John McDonough, PP- Sworn in as professional planner. Mr. McDonough stated the applicant is staying within the criteria of the ordinance. The negative impacts are diminished because the applicant is complying with the outside agencies in their regulations. In Mr. McDonoughs professional planner opinion, the relief for this certain variance is certainly met on this application.

Break 8:47- 8:56

Open to Board Professionals

John Ruschke, PE- It was discussed that the town would be responsible for the water and sewer. It might be required from the RVRSA to have meter on the property. Mr. Ruschke commented on the water pressure and that the are at the standard, but stated that it should be raised a little more. It was stated that there will be an increase of traffic during the peak time.

Jason Kasler, PP- It was stated that there will be 1 Enclave sign at the front of the property. All buildings would be numbered with an address. There are no dormers proposed on this project. Exhibit 8 and 9 are exterior renderings of the clubhouse. The clubhouse has a fitness area, bathroom and changing facilities. The pool is located behind the clubhouse. It was discussed that additional fire hydrants would be added to the property as per the Fire Dept.

Open to Public for questions

Jerry Reynolds (60 McKenzie Lane) – President for the HOA at The Regency. Discussed to have improvements on Franklin Rd regarding pavement and lighting. Mr. Reynolds stated that the town should not be adding to an already existing problem on that road. The traffic is already bad and adding more townhomes would only be adding to the problem. There is a concern for the safety of students walking on Knoll Rd and would be in favor of adding a sidewalk. Mr. Reynolds also explained that students do park at The Regency and want to stop that from happening at the proposed site. There are current flooding issues at The Regency that he would like to see changed for the proposed site. Mr. Reynolds stated that he is in favor of this application, but doesn't want to see the mistakes that are happening at The Regency happen at Enclave.

Public portion closed.

Open to Board Members

Mbr. Buie- It was clarified that all townhomes would be for purchase and not rentals. The stormwater basins would be controlled by the HOA. It was discussed that phase 1 would need to be completed before phase 2 would be started with all utilities hooked up. Only the townhomes would have fire sprinklers. All soil movements would be controlled by the Morris County soil permit. The trash would be collected by regular township pickup. There are 2 proposed detention basins on the property. There will be routine inspections done at these basins.

Mbr. Venis- Expressed concern for the higher amount of traffic that would occur on Franklin Rd. It was stated that cars would be able to by-pass cars waiting to make a right-hand turn coming out of the Boulevard. It was clarified that a walkway towards the back of the property could not be created from the townhomes to Knolls because of the steepness of the slopes.

Mbr. Ciardi- Expressed concern for the higher amount of traffic. It was stated by the applicant's experts looked at all their options and the proposed plan is the best solution. The traffic for the proposed site is traffic level C.

Mbr. Kuser- The different phases were discussed and it is not within Tolls Brothers intentions to abandoned the project. It was stated that the peak traffic hours for Knolls were 7-8am and 3:45- 4:45 pm. There would be no on-site management, but there would be an out sourced landscaping company. Is in favor of putting sidewalks coming for the proposed Boulevard onto Franklin Rd.

Mbr. Schmitt- It was explained that some units would have either have a deck or patio. Mr. Schmitt stated that he would be in favor of seeing more landscaping to create more privacy between the units. There is a big green area proposed in the middle of the units that Mr. Schmitt would be in favor of seeing more trees. The applicant agreed to add more landscaping throughout the property. Mr. Green stated that the HOA would have to decide which units are a 1 or 2 bedroom.

Mbr. Filauro- It was discussed that school pick up would be on Franklin Rd and all routes would be designated by the school board. The applicant has no control over the school routes. All roads would not exceed 5 % grade. It was stated that the approximate construction and sale time would be about 4 years.

Mbr. Schmitt clarified that blasting would occur on site but it would be regulated and mostly occur on the isolated part of the site.

Mayor Andes- Expressed concern for additional light at the end of the boulevard. The applicant has stated that they would be willing to add additional lighting by the intersection. The sewer service is still pending and waiting to hear from the state for the location. All retaining walls would be not be higher than 8ft and would be clearer on the plans. Mayor Andes discussed the students from Knolls would try and park at The Enclave facility. It was suggested to have the streets be private to prevent these parking issues. It was stated that lighting on the street would be regulated by JCPL. The water pressure is a standard designated by RESI, but would like the applicant to be aware of any forgoing issues. Mr. Andes stated that the snowing plowing would be done by the home owners associated and reimbursed by the town.

Chr. Maffei- It was disused that the retaining walls would be built with 12in stone, just a little bigger than a standard retaining wall. The applicant stated that they would comply with all DPW and fire department comments. Mr. Maffei discussed that all trucks would have to enter and exit through Route 46 because the bridge on Franklin Rd can only hold a certain weight.

Ed, Buzak- Stated that the applicant came in for a Preliminary and Final site plan with variances for 2 steep slopes categories. The applicant is also requesting a waiver request for the average light intensity.

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

AYES- Venis, Schmitt, Ciardi, Buie, Filauro, Andes, Maffei

Old Business- None

New Business-None.

Meeting adjourned at 11:03 PM
Minutes Approved: May 8,2019

Melissa Unrath, Board Secretary.