

**Planning Board
Meeting Minutes
Regular Meeting**

November 13, 2019

The Planning Board of the Township of Denville held a regular on November 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, Kurt Schmitt, Mayor Thomas Andes, John Ciardi, Sue Filauro, Marilyn Kuntz, Louis Maffei, Mark Venis, Don Kuser

Prf. Present: Ed Buzak Esq. (ON CONFERENCE CALL), Jason Kasler, AICP, PP, Samantha Anello, PE

MINUTES

A motion to approve the minutes from August 14, 2019 was made by Mbr. Kuntz, seconded by Mbr. Buie 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 Kuntz 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 Kuntz 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 Kuntz and unanimously approved by all members able to vote.

CORRESPONDENCE/PROFESSIONAL COMMENTS- None

RESOLUTIONS

**PB/MS 19-04 William Weiss
24 Old Boonton Rd
Block 51201, Lot 1**

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

ROLL CALL Ayes: Buie, Kuntz, Ciardi, Filauro

COURTESY REVIEW

**Morris County Vo- Tech
386 East Main St
Block 31301, Lot 18**

William Sullivan, Esq- Representing the applicant. Mr. Sullivan stated the schools continues to upgrade the facility with appropriate security as per the requirements from State Department of Education guidelines. There would be also minor façade changes to the front of the building.

Andrew Hipolit, (200 Valley Rd)- Sworn in as a professional engineer. Mr. Hipolit references the aerial photo of the property both used for the security gate application and the drainage project. The proposed entrance would be 208ft from Route 53 and 219ft from Fox Hill Rd. The entrance is going to be further away from the streets as it currently exists now. There is no increase of impervious coverage for this application.

Mr. Hipolit stated with the new drainage project the old drains from the proposed entrance will tie into the new drains.

Doug Margaretta – Sworn in as a professional architect. The proposed additional is 900ft and with a proposed fire wall it would be 16ft higher than the rest of the building. The current security for the proposed is entrance is a buzzer to let you in the front door and then the desk area to show ID. Once an Id is shown then you are able to enter in the office area. The current security protocol is the patron is buzzed in and then turn left to enter into the office area. There is no additional security once you are buzzed in. The school also wants the entrance to be more noticeable once you enter onto the property. The applicant is also proposing to change the front façade to match the newest buildings on the property. The current stucco of the building is deteriorating. Mr. Marageretta stated that in building 4 there are 2 skylights that are falling apart and need to be replaced. In drawing A101 it shows the floor plan for the 2 secure entrances that are proposed.

Peter Campisano- Sworn in a professional architect.

Open to Board Professionals

Samantha Anello, PE- Stated there are no grading changes for this proposed application.

Jason Kasler, PP- Questioned if all staff and students enter through the front entrance and if it would be overcrowded.

Jim Rollo- School business administrator. Stated that before school hours the doors would be unlocked and everyone would be able to enter by showing a school ID. Once school is in session the doors would be locked and you would have to be buzzed in.

Open to Board Professionals

Mbr. Venis- Questioned about the proposed glass in the corridor area and Mr. Margaretta stated they would be shattered proof and the 2 set of doors would be made out of metal.

Mbr. Schmitt- Clarified that the local police would review these plans and sign off on them.

Mbr. Kuntz- It was clarified that all students have ID cards that would be shown the person at the font desk. However, once school hours start everyone would have to be buzzed in.

Mbr. Filauro- Questioned what kind of lighting is proposed for the new addition. Mr. Hipolit stated there are already existing LED lights in the parking area. Also, for the new addition there are proposed lights over the

door that must always stay on as per the ordinance. It was clarified that all other doors throughout the building would be locked from the outside but would have egress

Mayor Andes- Stated that he appreciated the teamwork between the police departments and schools to keep them safe.

Ed Buzak, Esq- Questioned if the other doors on the property are alarmed if they were to be opened from the inside to let someone in. Mr. Rollo stated there are no alarms but perhaps that would be a future project.

Mr. Hipolit stated that the security gates also make coming into the property harder and filters everyone into one area. It was also discussed that the school have made tremendous effort to add additional parking, fix all lighting and flooding issues.

The Planning Board approves this curtsey review with conditions that the plans would be review by the Denville Police Department and there would be secure glass in the new entrance area.

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

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

PUBLIC HEARINGS

**PB/PSP/FSP Weiss- Aug Co. Inc
Luger Rd
Block 31601. Lot 2**

Chr. Maffei stated that unfortunately the board attorney had a conflict and could not attend tonight's meeting. The application will be carried to December 11th without further notice.

OLD BUSINESS

NONE

NEW BUSINESS

None

Meeting adjourned at around 9pm but the recorded shut off.

Minutes Approved: December 11 ,2019 Melissa Unrath, Board Secretary.