

**Planning Board
Meeting Minutes
Regular Meeting**

May 8, 2019

The Planning Board of the Township of Denville held a regular on May 8,2019. 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, Don Kuser, Marilyn Kuntz

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

MINUTES

A motion to approve the minutes from March 13, 2019 was made by Mbr. Buie, seconded by Mbr. Filauro 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. Kuntz, seconded by Mbr Buie and unanimously approved by all members able to vote.

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

A motion to pay vouchers submitted by **Mott MacDonald** was made by Mbr. Kuntz, seconded by Mbr Buie and unanimously approved by all members able to vote.

CORRESPONDENCE/PROFESSIONAL COMMENTS

RESOLUTIONS

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

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

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

PUBLIC HEARINGS

**PB/PSP/FSP 19-02 Bridgeview Five, INC
5 Stewart Court
Block 40301, Lot 17.5**

Larry Callie, Esq- Lawyer representing the applicant. The property is located in a I-2 zone that abuts a residential zone. The building is approximately 39,000 Sq. Ft and nothing is proposed to change to the existing building. The applicant is proposing to add a total of 34 parking spaces for an increase of employees to the company. The additional parking is closer to what the ordinance requires. The additional parking does require the relief of variances, steep slope and storm water management.

Mark Walker, PE- (21 Bowling Green Pkwy) Sworn in a professional engineer. Showed Exhibit A-1 which is an aerial photo of the site plan. The property is located on the Cul de Sac of Stewart Court. There are about 5 other businesses within that street and the closest residential house is approximately 300 sq. ft away. The applicant is seeking to add an additional 34 spaces to keep their current tenant who is requesting the additional spaces. Mr. Walker explained the locations of the proposed new parking spaces. There would also be an additional 3 new handicap spaces making it ADA compliant. The property has an increase of impervious coverage of .2 acres and a disturbance of .6 acres. Mr. Walker explain within the Townships ordinance it does disturb stormwater management. The parking requires a variance for the size of the spaces. The proposed spaces are 9 x18 where the required parking spaces are 10 x 20. The applicant is proposing a 15 ft drive aisle to the rear parking area but the ordinance requires a 24ft drive aisle. The proposed additional spaces would make it a total of 120 parking spaces where a 130 is required by ordinance. The additional spaces are making it more complainant within the ordinance. Mr. Walker marked Exhibit A-2 which is the Steep Sloped analysis. Mr. Walker explained that the ordinance doesn't let the application show previously approved slopes. Therefore, the slopes are higher than what is proposed for this application. The disturbance of the slope is 14.6 where only 10% is allowed. The applicant does require soil erosion and sediment control plan. There would be minimal water runoff proposed for this application. There would be a removal of a bay to add for additional parking. There is a proposal to add a patio for outdoor seating.

Open to Board Professionals

Samantha Anello, PE- It was questioned that all stormwater issues would be maintained by the owner. Questioned if the additional 34 spaces would be adequate for what the tenant is requesting or if they would need to come back to the board in a year. My Walker stated that the 34 spaces exceeds the number of spaces the tenant currently needs. There are 4 new lighting stalls proposed but are within the ordinance and they would shut off at 9pm.

Jason Kasler, PP – There are (3) 4ft retaining walls proposed on this site. The 2 retaining walls are proposed to even out the steep slopes and the one wall is proposed for the patio area. One bay delivery would be removed, but 2 more still exists. The other variance being requested is for a 30ft buffer between the residential zone and the parking lot. The applicant is proposing a 9ft buffer around the parking area with evergreen trees.

No public questions or comments

Bill Vulo (1280 Rt 46)- Current tenant of the building. It was stated that there are currently 45 employees during the day, but it does fluctuate throughout the day. The company is also in the works of combining the Denville and Parsippany locations, to be able to accommodate both locations it was requested to add more parking spaces.

Mbr. Filauro- Requested to put a guardrail by the new proposed parking spaces closest to the railroad tracks. The patio area would hold about 30 employees.

Mbr. Schmitt- Questioned if the mature trees located by the patio are to be removed and Mr. Walker stated that they would have to be removed. Mr. Schmitt does not take any concern over the steep slopes being requested or the other variances.

Mbr. Kuntz- Expressed concern for the steep slopes on the property. Mr. Walker stated that the applicant is proposing to add a retaining wall and fill to even out the parking lot and reduce the steep slope disturbance. Mrs. Kuntz brought up the dumpster that is closest to the proposed patio and stated that it should have an enclosure. It was discussed to move the dumpster to the rear of the property away from the property and to have it enclosed.

Mbr. Buie- Stated that he is in favor of adding another guard rail closer to the train tracks.

Mayor Andes- Stated that he would like no garage pick up before 6am, but is in favor of this application.

Chr. Maffei- Expressed concern for the closest parking spaces to the residential zone.

Ed Buzak, Esq- Clarified that steep slopes was created when the building was first constructed and the new application is just keeping inline with those slopes.

The rest of the board members had no questions/ comments.

No public questions or comments

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

ROLL CALL-

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

OLD BUSINESS- NONE

NEW BUSINESS

The members discussed the signs that 7 Eleven and the number of signs on Route 10.

Mayor Andes- Stated the First Street landscape was approved and should begin in the summer.

Meeting adjourned at 8:55 PM
Minutes Approved: June 12,2019

Melissa Unrath, Board Secretary.