

TOWNSHIP OF DENVILLE
PLANNING BOARD
MINUTES
November 12, 2015

The Planning Board of the Township of Denville held its regular meeting on Wednesday, November 12, 2015. The meeting was held at the Township Municipal Building, 1 Saint Mary's Place and commenced at 7:30 p.m. Acting Chairperson Kuntz presided.

Secretary Probasco read Notice of Public Meeting.

Roll Call: **Present** – Vice Chr. Kuntz, Louis Maffei, Sue Filauro, Mark London, Kurt Schmitt, Stephanie Lyden
 Absent – Chr. Glenn Buie, Mayor Thomas Andes, Peter Nienstadt
 Professionals present – Keli Gallo, Esq., Joseph Modzelewski, Jason Kasler, PP

MINUTES

September 9, 2015

Motion to adopt the meeting minutes as **amended/submitted** was made by Mbr. Filauro, seconded by Mbr. London and unanimously approved by all members able to vote.

PURCHASING

Motion to pay vouchers submitted by **Hatch Mott MacDonald** (dated August 26, September 25 and October 29, 2015) subject to the availability of funds, was made by Mbr. Filauro, seconded by Mbr. London and unanimously approved by a majority of Members present and able to vote.

Motion to pay vouchers submitted by **Kasler Associates** (dated September 30, November 2, 2015) subject to the availability of funds, was made by Mbr. London, seconded by Mbr. Maffei and unanimously approved by a majority of Members present and able to vote.

Motion to pay vouchers submitted by **The Buzak Law Group** (dated September 2, 2015) subject to the availability of funds, was made by Mbr. London, seconded by Mbr. Maffei and unanimously approved by a majority of Members present and able to vote.

RESOLUTIONS

None.

PUBLIC HEARINGS

**AFSP 15-04: Astro One, Inc.
 10 Astro Place
 Block 40001, Lot 12**

Allen Hantman, Esq. of Morris & Hantman (168 East Main Street) represented the applicant, Astro One, Inc. Applicant is seeking amended site plan approval to construct an overhead door at rear of building along with some site improvements. The proposed improvements include (1) Retaining wall to support driveway, (2) Concrete walkway, (3) Regrading, (4) Restriping of parking spaces which includes removal of 6 spaces and addition of 5 spaces.

Robert Vuolo, Principal/Managing Partner of Astro One, Inc. (1280 Route 46, Parsippany). Testified to an Exhibit of 9 Photographs. Reflecting the front elevation of the building that faces Astro Place. Depicts signage for the two tenants of the building, V-Tech Incorporated and AB Energy. Three loading ramps. AB Energy requires a drive-in door. Mr. Vuolo spoke to Exhibits A-3 and A-4 reflecting the driveway and handicapped parking spaces.

Kevin Robine, PE of Dykstra Walker (21 Bowling Green Parkway, Lake Hopatcong) was present, sworn under oath and accepted as a professional witness. Provided expert testimony regarding the Exhibit A-1 of 7 photographs and Exhibit A-2 with 2 photographs of the site. Speaking to the inlet and stormwater runoff. Net reduction of impervious coverage 1,230 sq. ft. Ramp located at the southern rear corner of the building which requires grading. Spoke to the elimination of six parking spaces due to the ramp construction. The two parking spaces required to meet the requirements will be added to the revised plan. A pedestrian walkway will be provided from the parking area to the existing steps to the building. A 3' high retaining wall will have a guide rail. Stated the existing inlet will be converted to a manhole. Net reduction of impervious coverage is approximately 1,230 sq. ft. No site lighting changes proposed. Landscaping proposed is lawn.

Exhibits Summary:

- Exhibit A-1 – Seven color photographs of the building and parking lot
- Exhibit A-2 – Two color photographs of the building and parking lot
- Exhibit A-3 – Color photograph of two existing handicapped parking spaces
- Exhibit A-4 – Color photograph of two existing handicapped parking spaces (different than A-3)
- Exhibit A-5 – AB Cogeneration World Color Brochure of 48 pages

Vice Chr. Kuntz opened to board professionals.

Joseph Modzelewski, PE referenced Hatch Mott MacDonald's October 8, 2015 engineering report. Inquiring about spot grade elevations and where the parking lot will be saw-cut. Mr. Robine stated that applicant will be taking care of all the items in Mr. Ruschke's letter. Mr. Modzelewski commented on the sidewalk that comes to the steps. Mr. Robine indicated that after the grade is elevated, the first three steps will go away. The walkway will act as a landing at the bottom of the steps.

Jason Kasler, PP inquired about wheel stops or bollards near stairway. Kevin Robine responded that it's a concrete stairway and was not proposed. Jason inquired about the first loading dock closest to the dumpster having access. Kevin Responded yes, dumpster opens out. Jason inquired about 3 cars between the loading docks and if there will there be sufficient access. Kevin responded should be sufficient even when cars are parked between the loading docks.

Joseph Modzelewski, PE inquired if the plans will be revised to include the additional parking spaces and handicapped. Kevin confirmed and indicated on the plan where an extra wide pavement area exists for turning of trucks and provides two additional parking spaces. They may be designated as employee parking spaces in case a large truck needs to turn around.

Vice Chr. Kuntz, opened to the board members.

Mbr. London inquired about the Exhibits and the tenants. The proposed door to be located beneath the Horizontal bar on the second photograph on Exhibit A-2. Mr. Hantman, Esq. referenced that the horizontal bar in the photograph is where the door will be going.

Giles Gomme, Regional Sales Manager for AB Energy USA. AB Energy USA is a wholly owned subsidiary of Groupo AB. An Italian based manufacturer of cogeneration and distributed energy systems. Cogeneration and power generation systems that would be located closer to a customer's site than a central power plant. It also includes catching waste heat that offsets the fuel input required for the existing boilers. Entered technology brochure as Exhibit A-5.

Mbr. London inquired about onsite fuel storage. Mr. Gomme stated no fuel possible consumables such as coolant. Indicating that the units are natural gas powered. The equipment will not be on the site and will not be tested onsite. Currently four employees but growth is expected. Some visitors are expected but most of the business takes place at customer sites.

Mbr. Filauo inquired about the garbage and recycling being stacked. Robert Vuolo responded to Mbr. Filauo that he would have to defer to another tenant for the trash and recycling. Answered but wasn't sure. Mr. Filauo inquired if the door was already installed as it relates to the exhibit with a blank wall in the photograph. Mr. Hantman stated that the door was installed with a permit from the building department. Mbr. Filauo voiced concern for the dumpster being in the middle of everything. Applicant stated it has always been there and hasn't presented a problem.

Mbr. Maffei inquired about the type of vehicle deliveries. Mr. Gomme responded. Mr. Robine responded to the radius. Mbr. Maffei inquired about snow removal. Mr. Vuolo responded ramp would be cleared at the same time as the rest of the parking lot when plowed.

Mbr. Schmitt inquired about the four handicapped parking spaces. Mr. Robine responded. Mbr. Schmitt stated the plans be modified to reflect that the door is in place and should meet the consulting engineer's approval.

Mbr. Lyden stated all her questions had been answered.

Acting Chr. Kuntz stated most of her questions have also been answered. Inquiring about stormwater and a trench. Mr. Vuolo responded that there was a plan for an underdrain of perforated pipe to be installed prior to repaving the parking lot. Paving was not performed but the drain will be installed. Drains to the closest catch basin and ultimately the detention basin. Vice Chr. Kuntz inquired about the other sewer drain will be covered with a manhole. Mr. Robine confirmed. The board engineer agreed he was satisfied. Vice Chr. Kuntz inquired about a door without a walkway. Mr. Vuolo explained that the door was part of the original construction. Because the building is 8" thick poured concrete it is difficult to add windows and doors post construction. It was installed in anticipation of a future tenant needed the door and currently provides for another emergency exit from the warehouse. The tenant will access their space from the front entranceway. Vice Chr. Kuntz referenced the fire department's approval and asked if the applicant would verify. Mr. Vuolo stated it was acceptable as of July.

Mbr. London inquired about the door. Mr. Vuolo stated it was completed two weeks ago. Indicating that the permit was issued for the door installation by the building department at the applicant's own risk. Stating it could not be used until the ramp was installed. This was done due to the weather and need to cut the 8" thick walls.

Vice Chr. Kuntz opened to the public and seeing none, closed the public portion of the meeting.

Vice Chr. Kuntz asked the applicant if they had obtained a final CO on the door. Mr. Vuolo stated no a final inspection has not been performed.

Keli Gallo, Esq. provided a summary of the conditions of approval. Acceptance of all conditions of October 8th letter from HMM. Revised plans to indicate the new parking spaces, ADA parking space to be van accessible.

Motion to approve application with conditions, was made by Mbr. Filauro, seconded by Mbr. Maffei and unanimously approved by a majority of Members present and able to vote.

Roll Call: Ayes - Filauro, Maffei, Kuntz, Lyden, London, Schmitt

OLD BUSINESS

Vice Chr. Kuntz inquired about a status on the Estling Village project. Mbr. Lyden stated she has been walking the road all summer. Mbr. London referenced the NRI document. Jason Kasler, PP responded it would be incorporated into the Master Plan document. The correct names should be used on the maps.

Vice Chr. Kuntz inquired about involvement in and approval of the Master Plan. Jason Kasler stated that the Affordable Housing takes priority at the current time but the Master Plan will be forwarded in sections.

NEW BUSINESS

Mbr. Filauro voiced concern for the people running across the train tracks to catch the train. Stating the problem may increase with the increased residents of Estling Village. Asked Mbr. Lyden to take it back to the Council. Mbr. Filauro stated since the Mayor was not present that she would bring it to his attention. Mbr. Lyden stated that it was referenced and police are there but when there is no police presence, people do it. Mbr. Filauro mentioned if the conductor sees them cross the tracks they are denied access on the train.

ADJOURNMENT AT 8:47 PM

Denean Probasco, Board Secretary

Date Approved: February 10, 2016