

PLANNING BOARD
MINUTES
JANUARY 4, 2010
REORGANIZATION MEETING
7:30 p.m.

CALL TO ORDER:

The secretary called the meeting to order at 7:31 p.m., and read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mrs. Michele Rankin, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mrs. Maureen D. Como, Secretary

Absent: Messrs. Shepard, Croteau, Worts, Huelsebusch and Mrs. LaReau

REORGANIZATION OF 2010 PLANNING BOARD:

The secretary asked for nominations for Planning Board Chairman for 2010. Mr. Matthews nominated Steve Ransome as Chairman. Mr. Quade seconded the motion. There being no further nominations, the motion was so carried.

The secretary asked for nominations for Vice-Chairman for 2010. Mr. Brantner nominated Ron Quade as Vice-Chairman. Mr. Matthews seconded the motion. There being no further nominations, the motion was so carried.

APPOINTMENTS:

CONSENT AGENDA: All matters listed below marked with an asterisk (*) were considered routine in nature and were enacted upon by one motion. There was no separate discussion of these items unless a Planning Board member or citizen requested, in which event the item(s) would be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- * Resolution 10-1 Resolution Designating Appointments
- * Resolution 10-2 Planning Board Secretary
- * Resolution 10-3 Planning Board Subdivision and Site Plan Committee
- * Resolution 10-4 Technical Coordinating Committee
- * Resolution 10-5 Official Newspaper
- * Resolution 10-6 Individual Notification Fees
- * Resolution 10-7 2010 Meeting Dates

Vice-Chairman Quade moved Resolutions 10-1 through 10-7, seconded by Mrs. Roller, and so carried.

- * Resolution 10-8 Authorizing the Award of Professional Services Contract for Stuart Koenig, Esq. of the firm Stickel, Koenig & Sullivan

Mr. Brantner moved Resolution 10-8, seconded by Vice-Chairman Quade, and so carried.

- * Resolution 10-9 Authorizing the Award of Professional Services Contract for Planning Board Engineer.

Vice-Chairman Quade moved Resolution 10-9, seconded by Mrs. Roller, and so carried.

MINUTES:

The minutes of the December 7, 2009 meeting were approved as presented, on motion by Mr. Matthews, seconded by Mrs. Roller, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ The secretary wished the Board members a Happy New Year!
- ✦ The secretary welcomed Mrs. Rankin to the Planning Board.
- ✦ From the Morris County Soil Conservation District, Soil Erosion and Sediment Control Plan Certification for Hillcrest Road, Block 21601 Lot 1.01 and Lot 1.02
- ✦ A Multi-Permit Application for Freshwater Wetlands General Permit No. 1, Coastal Permit No. 23, Coastal Wetlands Permit, Flood Hazard Area Individual Permit and Water Quality Certificate for Jersey Central Power and Light Company for PS&S Integrating Design and Engineering
- ✦ From the State of New Jersey, Council on Affordable Housing, acknowledging the filing on September 10, 2009 of the adopted Housing Element and Fair Share Plan

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

There was no New Business to come before the Board.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.


ADJOURNMENT:

The meeting adjourned at 7:37 p.m., on motion by Mr. Brantner, seconded by Mrs. Matthews, and so carried.

Respectfully submitted,

Approved

March 1, 2010



Maureen D. Como
Planning Board Secretary

PLANNING BOARD
MINUTES
MARCH 1, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mrs. Michele Rankin, Mr. Ed Bucceri, Mr. Ron Quade (arrived at 8:01 p.m.), Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Steve Ransome, Stuart Koenig, Esq., Attorney; Mrs. Maureen D. Como, Secretary

Absent: Messrs. Mainardi and Worts and Mrs. LaReau. Mr. Huelsebusch was excused from attending the meeting.

MINUTES:

The minutes of the January 4, 2010 Reorganization meeting were approved as presented, on motion by Mrs. Roller, seconded by Mr. Matthews, and so carried.

SECRETARY'S REPORT

The secretary informed the Board members of the following:

- ✚ Happy Birthday to Mr. Ransome.
- ✚ Proof of service was in order for the Saracco application.
- ✚ From the State of New Jersey, DEP, to PSE&G, regarding the Northeast Water Quality Management Plan and Sussex County WQMP Program Interest
- ✚ From the State of New Jersey, DEP, to PSE&G, regarding Highlands Act Exemption, Exempt – Exemption #11
- ✚ From Bricker and Associates, Engineer Huelsebusch's report and total improvement cost estimate for the Final Subdivision for J.T. Mase
- ✚ From Attorney Oller, regarding J.T. Mase, the secretary received Birdsall Services Group's September 17, 2009 original, signed and sealed summary report
- ✚ From the Morris County Soil Conservation District, Soil Erosion and Sediment Control Plan Certification was received for 77 Oak Road
- ✚ The secretary informed the Board that The Land Conservancy of New Jersey would be requesting their 2nd extension of time for perfection of Preliminary and Final Major Subdivision for the Koehler application

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

a. Redevelopment Study Presentation and Discussion

1. Presentation by: William Denzler, Township Planner and Paula DeBona, Esq.
2. Discussion with Planning Board Members

Mr. Denzler and Attorney DeBona presented a brief overview of the Redevelopment Study to the Planning Board members for Block 40501, Lots 1.02 and 1.03. (The Redevelopment Study is appended to the minutes of this meeting.) It was further stated that a Public Hearing would take place at the April 5, 2010 Planning Board meeting.

Messrs. Donadio and Shepard and Mrs. Rankin stepped down from the dais for the Saracco application, and Mr. Bucceri remained for informational purposes.

b. PB001/10 – John Saracco

18 Overlook Road
Block 41205 Lot 28
R-20 Zone

C-1 variance request from the Terms of Section 102-136 Schedule "E" so as to permit a new second floor addition be built on an existing one-story house. The existing non-complying 15'-0" front yard will also be reduced by 10" (14'-2" proposed front yard) to allow for a new foundation for the proposed second floor.

Mr. Saracco proceeded to the presentation table to present his C-1 variance request, and to be sworn in by Attorney Koenig.

Referencing the plans that were submitted with the application, Mr. Saracco explained the proposed second floor addition, which would impose on the front yard setback but not the side yard setback. Mr. Saracco then presented Sheet A-4 (not included in original packet) depicting the Building Section. Mr. Saracco referenced a letter from Map Engineering, dated August 12, 2009, and a letter from the DEP, dated October 19, 2009 pertaining to the construction of an addition to a building of no more than 300 square feet outside a floodway. There would be no conflict with the DEP.

Further discussions ensued with the Board members and Mr. Saracco regarding the zoning map used on his plans, which was obsolete; the proposed calculations for side yard and minimum side yard, which requires modifications; the front yard setback being measured from the foundation, where it should be measured from the existing porch; the location of the well (front of house) and the septic system (south side); and the proposed mechanical crawl space depicted on Sheet A-4, Building Section.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on the application. Mrs. Roller made a motion to approve the application, with the conditions of the map modification, the revised calculations for side yard of 14.2 from the main structure, 11.0 from the porch structure and combined side yard of 32 11½, the measuring of the front yard setback from the existing porch and not the foundation, seconded by Mr. Croteau, and carried on a roll call vote of 6-0.

Mr. Saracco was requested to submit the revised map to the Board secretary.

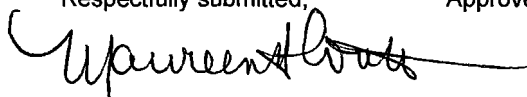
PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:59 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved _____

April 5, 2010

PLANNING BOARD

MINUTES

APRIL 5, 2010

8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:04 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mrs. Michele Rankin, Mr. Ron Quade, Mr. Ed Bucceri, Mrs. Marjorie Roller, Mr. Jim Shepard (arrived at 8:08 p.m.), Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mrs. Nancy LaReau, Mr. Steve Ransome, Stuart Koenig, Esq., Attorney (arrived at 8:10 p.m.); Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mr. Dan Worts, Sr.

MINUTES:

The minutes of the March 1, 2010 meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Matthews, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✚ Proof of service was in order for the Schmitt application.
- ✚ A certified letter was received on March 5, 2010 from Francine Gellerstein-Hammond and Ivan K. Hammond, Jr. regarding a letter of interpretation – line verification
- ✚ From the State of New Jersey, DEP, Division of Watershed Management and Bureau of Watershed Regulation, a notice of technical incompleteness was received for Alexander Lapatka, 10 Devon Road, for a single family home addition; and a Highlands Applicability Determination and Water Quality Management Plan Consistency Determination for Kim Cera, 10 Kincaid Road – Highlands Act – Exempt – Exemption #2 – Water Quality Management Plan – Consistent

OLD BUSINESS:

a. PB001/10 – John Saracco

18 Overlook Road
Block 41205 Lot 28
R-20 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mrs. Roller made a motion to adopt the resolution as presented, and amended, seconded by Mr. Matthews, and carried on a roll call vote of 6-0.

NEW BUSINESS:

Chairman Ransome presented the Chairman's Statement acknowledging that the Planning Board had scheduled a Public Hearing for the purpose of a presentation, discussion and adoption of the Redevelopment Study. The secretary also presented her Affidavit attesting to same and to proper notification. (A copy of the Chairman's Statement and Secretary's Affidavit are appended to the minutes of this meeting).

a. Redevelopment Study Presentation, Discussion and Adoption of Resolution of Approval

1. Presentation by: William Denzler, Township Planner and Paula DeBona, Esq.
2. Discussion with Planning Board Members

Mr. Denzler and Attorney DeBona presented a brief overview of the Redevelopment Study to the Planning Board members for Block 40501, Lots 1.02 and 1.03. (The Redevelopment Study is appended to the minutes of this meeting.)

Chairman Ransome opened the meeting to the public on this matter. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome requested a motion on the resolution of approval. Mr. Matthews made a motion to adopt the resolution as presented, and amended, seconded by Vice-Chairman Quade, and carried on a roll call vote of 9-0.

b. Morris Land Conservancy – Estate of Herman J. Koehler – PB010/08

Koehler Pond – Split Rock Road
Block 20101 Lots 1 and 5
Block 20301 Lot 1
R-261 Zone

Request for 2nd extension of time for perfection of Preliminary and Final Major Subdivision

Chairman Ransome informed the Board of the request for a 2nd extension of time for perfection of the Preliminary and Final Major Subdivision. Vice-Chairman Quade made a motion to grant a 2nd one (1) year extension, seconded by Mr. Shepard, and so carried.

Mr. Donadio and Mrs. Rankin stepped down from the dais for the Schmitt application, and Mr. Bucceri remained for informational purposes.

c. John Schmitt – PB002/10

Owner: Nicole Shaw-Schmitt

Block 41205 Lot 30
R-20 Zone

C-1 variance request from the terms of Section 102-136 Schedule “E” so as to permit the demolition of the existing home and the construction of a new one; 50’ front yard setback required – applicant proposing 25’.

John Schmitt, homeowner, and Marc Walker, Engineer, proceeded to the presentation table to present the C-1 variance request, and to be sworn in by Attorney Koenig.

Engineer Walker explained to the Board the variances that are being requested by Mr. Schmitt. Engineer Walker further discussed the rock out cropping, the constraints by the N.J.D.E.P. (letter dated March 16, 2010 from the N.J.D.E.P. pertaining to the demolition of the existing single family home, and the construction of a new single family home of no more than 300 square feet outside a floodway. There would be no conflict with the N.J.D.E.P.); elevations, complying with the building and impervious coverage and the proposed septic.

Questions arose from the Board members regarding the existing dwelling, the proposed driveway and possibly adding a switchback, spot elevations needing to be changed; the lower level of the home (basement) and the terminology with the N.J.D.E.P. because of the flood plain, the septic, disposal bed and the well, and the design of the flat roof because of the height of the proposed structure.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on the application. Mr. Shepard made a motion to approve the applicants request for a front yard variance to allow 25' setback where 50' is required, and also to grant a design waiver to allow a driveway grade in excess of 3% within 30' of the existing edge of pavement, seconded by Mr. Croteau, and carried on a roll call vote of 8-1. Vice-Chairman Quade cast the dissenting vote.

d. Kichel Lee, Managing Partner, KIJ Management LLC – PB003/10

429, 411, 423, 315 Rockaway Valley Road
Block 31103 Lots 1 & 4, 30102 Lot 1.03, 30102 Lot 1.01
BP Zone – Buildings 15 and 15A

Site Plan Review

Sil Thread Inc. - Storage and Shipping

T.C.C. Meeting Report of March 30, 2010

Concerning the T.C.C. Report of March 30, 2010, the T.C.C. recommended to the Planning Board that the application be deemed incomplete due to paperwork deficiencies. Chairman Ransome then requested a motion on the application. Vice-Chairman Quade made a motion to deem the application incomplete, seconded by Mr. Shepard, and so carried.

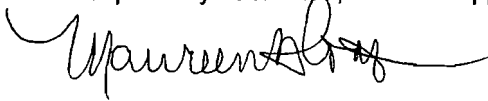
PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:59 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved _____

May 3, 2010

PLANNING BOARD
MINUTES
MAY 3, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Ron Quade, Mr. Ed Bucceri, Mrs. Marjorie Roller, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mrs. Nancy LaReau (arrived at 8:01 p.m.), Mr. Dan Worts, Sr., Mr. Steve Ransome, Stuart Koenig, Esq., Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Messrs. Donadio and Shepard

MINUTES:

The minutes of the April 5, 2010 meeting were approved as presented, on motion by Mr. Bucceri, seconded by Vice-Chairman Quade, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- Proof of service was in order for the Rosato application
- A notice of NJDEP State Permit Application Public Hearing was received on April 2, 2010
- From the State of New Jersey, DEP, Division of Watershed Management and Bureau of Watershed Regulation, was received for Alexander Lapatka, 10 Devon Road, for a single family home addition – agency determination – highlands act – exempt – exemption #5 – water quality management plan – consistent

OLD BUSINESS:

a. John Schmitt – PB002/10

Owner: Nicole Shaw-Schmitt
22 Overlook Road
Block 41205 Lot 30
R-20 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Mainardi made a motion to adopt the resolution as presented, seconded by Mr. Matthews, and carried on a roll call vote of 6-0.

Mr. Matthews stepped down from the dais for this application.

b. Kichel Lee, Managing Partner, KIJ Management LLC – PB003/10

429, 411, 423, 315 Rockaway Valley Road
Block 31103 Lots 1 & 4, 30102 Lot 1.03, 30102 Lot 1.01
BP Zone – Buildings 15 & 15A

Site Plan Review

Sil Thread Inc. – Storage and Shipping

T.C .C. Meeting Report of April 28, 2010

Waiver of Formal Site Plan

Elaine Berkenwald, Esq. and Indal Lee, General Manager of Sil Thread, proceeded to the presentation table to present their application. Lee Indal was sworn in by Attorney Koenig.

Attorney Berkenwald explained that Kichel Lee (in the audience) is the Managing Partner of Sil Thread and also a Managing Member of KIJ Management, which is under contract to purchase the property from the present owner, MSM Boonton.

Attorney Berkenwald provided copies of Sil Thread's catalogue to the Board. Mr. Lee presented testimony that he has been general manager for 18 years; the business sells, packages and ships sewing notions (as shown in the catalogue); they own 2 trucks and 1 van; deliveries are received by tractor trailer once per week; smaller trucks once per day; notions are shipped in boxes; their showroom is located at 257 West 38th Street, New York, NY in the fashion district; their facility in Queens, NY is proposed to be moved to the Boonton Township location. They will have 10 employees at the proposed location, and may hire 1 or 2 more.

Attorney Berkenwald informed the Board that Sil Thread is a prospective tenant for the property; Kichel Lee may buy the MSM property in the near future.

Questions from the Board members consisted of the hours of operation, which will be Monday through Friday from 8 a.m. to 5 p.m.; truck deliveries within that timeframe as well; there will be no bulk storage of chemicals; and electronic thread winders will be used for assembly.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome informed the applicant of the 2 entrances (bridges) entering the MSM site and the potential of flooding with rain. There is an additional unpaved entrance to the site by the Satellite Fire House. Chairman Ransome then requested a motion on this application. Vice-Chairman Quade made a motion to approve the waiver of site plan as presented, seconded by Mrs. Roller, and carried on a roll call vote of 9-0.

Mr. Matthews returned to the dais for the Rosato application. Mrs. Rankin remained on the dais, but was not eligible to vote on the variance application, and Mr. Bucceri remained for informational purposes only.

NEW BUSINESS:

a. Briana and Arcangelo Rosato – PB004/10

10 Sheridan Lane
Block 41603 Lot 20
R-20 Zone

C-1 variance request from the terms of Section 102-136 and Schedule "E" so as to permit the construction of a garage and a roof over the existing stoop – side yard of 15' required 11.6' proposed; front yard of 50' required 33.6' proposed; 40% of lot width in combined yards required, and building coverage

Briana and Arcangelo Rosato and William Byrne, Architect, proceeded to the presentation table to present the C-1 variance request, and to be sworn in by Attorney Koenig. Mr. Byrne presented his qualifications to the Board, namely, he has been a registered licensed architect in the State of New Jersey since 1994 and has testified in Morris and Essex Counties. He was accepted by the Board.

Mr. Rosato presented a brief overview of their application to the Board members, specifically, the proposed addition of a garage, and a front portico over the front porch. The existing garage is not functional, and is too narrow to house a vehicle. The applicant's presented 5 scanned photographs of the front and left side of the existing home, which were marked into evidence as **EXHIBITS A1 THROUGH A5, DATED MAY 3, 2010.** There is a proposed addition above the garage to encompass the master bedroom, a laundry area and storage under the eaves. There

is also a proposed addition to the kitchen, which does not require a variance. There will be no trees cut down. The proposed garage will be constructed over the existing paved driveway. The existing left side yard setback is 25.67' from the front corner of the existing structure. Chairman Ransome requested of the applicant's if they could reduce the size of the garage to alleviate the variance? The applicant's are proposing the larger size garage because of the size of their vehicles and for storage. The applicants are proposing to have more of a covered portico for aesthetic reasons.

Chairman Ransome opened this application to the public. There being no one who wished to be heard the public hearing was closed.

Chairman Ransome requested a motion on the application. Mr. Matthews made a motion to adopt the variance request for a front yard setback of 33.6' where the existing is 39.2', a left side yard setback to the proposed 11.6' where there is an existing 25.67', and the combined side yard, which was seconded by Mr. Worts. Mr. Matthews then withdrew his motion due to the fact that the Board had not discussed the building coverage variance. The Board members were directed to review the revised single Sheet 1 of 4 with the addition of the building coverage figures. The Construction Official's denial letter did not mention the building coverage, but there notice in the Citizen newspaper was adequate.

The Board members discussed the building coverage variance with the applicant's and their architect. The required building coverage is 2151 square feet, the existing is 1752 square feet and the proposed is 2464 square feet. The applicant's are requesting 313 square feet over for the garage space.

Chairman Ransome reopened this application to the public regarding the building coverage variance. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on the application. Mr. Matthews renewed his earlier motion to adopt the variance requests for front yard setback, left side yard setback, combined side yard setback and the building coverage variance as expressed on the plans, which were submitted on April 22, 2010, renewed second by Mr. Worts, and carried on a roll call vote of 8-0.

PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

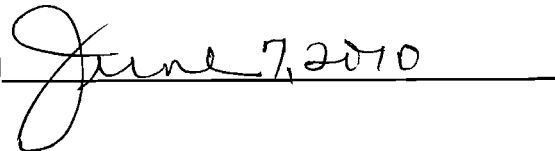
The meeting adjourned at 8:56 p.m., on motion by Mr. Brantner, seconded by Mr. Worts, and so carried.

Respectfully submitted



Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD
MINUTES
JUNE 7, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:04 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mr. Ron Quade, Mr. Ed Bucceri, Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mrs. Nancy LaReau (arrived at 8:05 p.m.), Mr. Steve Ransome, Stuart Koenig, Esq., Attorney (arrived at 8:13 p.m.), Mrs. Maureen D. Como, Secretary

Absent: Mrs. Michele Rankin and Mr. Hank Huelsebusch (excused)

MINUTES:

The minutes of the May 3, 2010 meeting were approved as presented, on motion by Mr. Mainardi, seconded by Mrs. Roller, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ As of an email dated May 12, 2010, Mr. Worts would not be returning to the Planning Board.
- ✦ Proof of service was in order for the Richardson application; proof of service was not in order for the Matlak application due to notice not being sent to PSE&G in a timely fashion.
- ✦ From the State of New Jersey, DEP, Division of Water Quality, a project planning review letter was received regarding the Well Water Storage Tank Replacement for the Town of Boonton.
- ✦ From the Morris County Soil Conservation District, Soil Erosion and Sediment Control Plan Certification for 19 Miller Drive.
- ✦ An application was received from Jeanne Ann McManus, Esq. regarding a minor subdivision/lot line adjustment for Johanson Holding Company for the Township of Rockaway.

OLD BUSINESS:

a. Kichel Lee, Managing Partner, KIJ Management – PB003/10

429, 411, 423, 315 Rockaway Valley Road
Block 31103 Lots 1 & 4, Block 30102 Lot 1.03, Block 30102 Lot 1.01
BP Zone – Buildings 15 and 15A

Sil Thread Inc. – Storage and Shipping

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Vice-Chairman Quade made a motion to adopt the resolution as presented, seconded by Mr. Mainardi, and carried on a roll call vote of 7-0.

b. Briana and Arcangelo Rosato – PB004/10

10 Sheridan Lane
Block 41603 Lot 20
R-20 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Mainardi made a motion to adopt the resolution as presented, seconded by Vice-Chairman Quade, and carried on a roll call vote of 7-0.

The Board took a brief recess at 8:08 p.m. so that the Board secretary could call the Board Attorney. The meeting reconvened at 8:14 p.m.

Mr. Donadio stepped down from the dais for the Richardson and Matlak applications, and Mr. Bucceri remained for informational purposes.

NEW BUSINESS:

a. Susan Richardson – PB005/10

32 Sunrise Road
Block 41204 Lot 2
R-20 Zone

C-1 variance request from the terms of Section 102-136 and Schedule “E” so as to permit the addition of a garage and second floor living space – variance required for front and side yard setbacks and combined yards.

Susan Richardson proceeded to the presentation table to explain her C-1 variance application. Ms. Richardson was sworn in by Attorney Koenig.

Ms. Richardson explained that the addition of a garage and second floor addition is for her father who is ill. The proposed addition will contain a separate bath, entrance with stairs and kitchen. The existing office, which has a closet, will be decommissioned; the home will remain a 2-bedroom residence.

Ms. Richardson presented a new set of drawings to the Board members without the steps to the upstairs. These new plans were marked into evidence as **EXHIBIT A-1, DATED JUNE 7, 2010.**

The Board members discussed the requested variances, and found the applicant only required a front yard setback. Mr. Shepard requested to see Ms. Richardson’s resolution of approval from her variance request from the Zoning Board of Adjustment in 2002. The Zoning Board approved her front yard setback variance, but there was no condition for “no further expansion”.

8 photos of the existing home were marked into evidence as **EXHIBIT A-2 DATED JUNE 7, 2010.** The Board members reviewed the photos, and then discussed the survey presented with the application.

The Board took a brief recess at 8:36 p.m. so that Mr. Bucceri could look for an as-built plan of the Richardson property in the Construction/Board of Health files. The meeting reconvened at 8:39 p.m.

It was determined that Ms. Richardson should provide the Board with a new survey to show the location of the existing home on the lot, and carry her application to the July 12, 2010 meeting.

A motion was made by Mr. Brantner to carry the Richardson application to the July 12, 2010 meeting, seconded by Mr. Croteau, and so carried. Attorney Koenig stated that no further notice would be required or given.

b. Stan and Beata Matlak – PB006/10

10 Southfield Road
Block 50301 Lot 2
R-81 Zone

C-1 variance request from the terms of Section 102-136 Schedule “E” so as to permit an addition to the existing home – variance required for a front yard setback.

Stan and Beata Matlak proceeded to the presentation table to explain their C-1 variance request, and to be sworn in by Attorney Koenig.

The Board secretary distributed an additional handout to the Board members depicting a scanned photograph of the existing home, and a conceptual drawing of the proposed house plan. This document was marked into evidence as **EXHIBIT A-1, DATED JUNE 7, 2010**. Mr. Matlak explained that the home requires renovating since it was built in 1955. The existing home consists of 4 bedrooms, one of which is used as an office. The Matlak's are proposing a kitchen expansion, as well as a second story addition. The variance is required for the front yard setback; the entire second story and porch encroaches into the front yard. The applicant is proposing 59.6' +/- to the proposed porch, which is depicted on the plot plan. A determination of the exact distance from the proposed porch to the property line must be established for the Board members to further consider the application. The variance is being requested for the second floor cantilever. The applicant's amended their request to 58' for the front yard setback. Mrs. Roller stated that the proposed renovation is a great improvement to the home, and the request is minor.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome requested a motion on the application. Mrs. Roller made a motion to grant the applicant's amended request of 58' for the front yard setback, seconded by Vice-Chairman Quade, and carried on a roll call vote of 9-0.

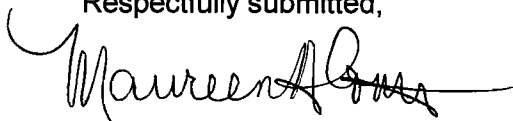
PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

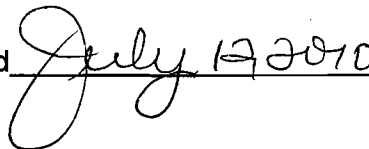
The meeting adjourned at 9:13 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD
MINUTES
JULY 12, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Ron Quade, Mr. Ed Bucceri, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeffrey LoPrete, Mr. Steve Ransome, Michael Sullivan, Esq., Attorney (in Attorney Koenig's absence), Mrs. Maureen D. Como, Secretary

Absent: Messrs. Donadio and Huelsebusch (excused) and Mrs. Rankin, Roller and LaReau.

MINUTES:

The minutes of the June 7, 2010 meeting were approved as presented, on motion by Mr. Bucceri, seconded by Mr. Croteau, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ The secretary welcomed Mr. LoPrete to the Planning Board who would be filling an unexpired term as Alternate II (certified by Township Committee Resolution 10-122).
- ✦ Ms. Richardson of 32 Sunrise Road decided to withdraw her application.
- ✦ Nancy Johanson requested that the hearing on her application be carried to a future agenda to allow the application to be amended in order to address several of the T.C.C. comments.
- ✦ Proof of service was not in order for the Clark application due to 2 residents of the Brae Loch Condominiums not being noticed in a timely fashion.
- ✦ A memo was received from the Land Conservancy of New Jersey regarding their newsletter which is now available on their website: www.tlc-nj.org.
- ✦ From the Morris County Soil Conservation District, Soil Erosion and Sediment Control Plan Certification was received for 22 Overlook Road, Schmitt.

OLD BUSINESS:

a. Stan and Beata Matlak – PB006/10

10 Southfield Road
Block 50301 Lot 2
R-81 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Mainardi made a motion to adopt the resolution as presented, seconded by Mr. Matthews, and carried on a roll call vote of 7-0.

b. Susan Richardson – PB005/10 – CARRIED FROM JUNE 7, 2010 – WITHDRAWN

32 Sunrise Road
Block 41204 Lot 2
R-20 Zone

Chairman Ransome requested guidance from Attorney Sullivan regarding the withdrawal from the applicant. Attorney Sullivan requested how the application was withdrawn. The Board secretary informed the members of an email received from the applicant (copy attached). Attorney Sullivan

informed the Board members that a motion of withdrawal should be made. Mr. Shepard made that motion, seconded by Vice-Chairman Quade, and so carried.

NEW BUSINESS:

a. Nancy Johanson, Johanson Estate LLC – PB007/10 – MINOR SUBDIVISION

35 Split Rock Road, Block 10701 Lot 7

65 Split Rock Road, Block 10701 Lot 3

R-261 Zone

Currently Lot 3 contains 53.53 acres and Lot 7 contains 10.46 acres; the minor subdivision will relocate the lot line between the two lots, annexing 3.53 acres to Lot 3 from Lot 7. The proposed Lot 3 will then contain 56.92 acres and proposed Lot 7 will contain 6.40 acres.

T.C.C. REPORT – DEEMED INCOMPLETE

The Board secretary informed the Board members that the Johanson application was requested to be carried to a future agenda. Chairman Ransome requested a motion of incompleteness. Mr. Shepard made that motion, seconded by Vice-Chairman Quade, and carried on a roll call vote of 9-0.

Mr. Bucceri remained on the dais for the Clark application for informational purposes only.

Prior to the opening of the Clark application, Chairman Ransome wished to discuss the proof of service of said application to the 200' property owners, specifically, 2 Brae Loch residents. The applicant personally visited these 2 individuals and had them sign off on the application with no objections. Attorney Sullivan stated that notice is typically jurisdictional, and felt that the Board could proceed with the application.

b. Michael and Cheryl Clark – PB008/10

28 Grove Street

Block 41601 Lot 25

R-20 Zone

C-1 variance request from the terms of Section 102-136 Schedule "E" so as to permit a new home to be constructed; front yard setback of 16 feet whereas 40 feet is required – rear yard setback of 45.7 feet whereas 50 feet is required.

Michael and Cheryl Clark, and Ken Fox, Architect and Planner, proceeded to the presentation table to explain their C-1 variance request. Mr. and Mrs. Clark and Mr. Fox were sworn in by Attorney Sullivan. Mr. Fox was accepted as an architect and planner.

Mr. Clark informed the Board members of the fire that occurred at their home on February 22, 2010, which destroyed a good portion of the home. JVC Construction has been hired as the contractor for the job.

Mr. Fox referenced the new survey, which was submitted to the Board subsequent to the original submission. The Board secretary handed out same to the Board members. Mr. Fox presented a brief overview of the application, specifically that it was an odd-shaped 2-story house on an undersized lot with a 1-story room/porch out of the front of the dwelling, which was 4.3' off of the front property line. The required front yard is 40', the existing is 4.3' and the proposed is 16'. The required rear yard is 50', the existing is 53.1' and the proposed is 45.7'. Mr. Bucceri stated for the record that the rear yard setback must be calculated to the deck. The modified rear yard request is 31.7'. Mr. Fox stated there would be no negative impact to the zone or the neighborhood.

Mr. Fox then presented a photo board of 7 scanned photos depicting the property in question as well as homes on Grove Street and Sheridan Lane, which was marked into evidence as **EXHIBIT A-1, DATED JULY 12, 2010**. The age of the original structure was approximately 225 years old, which pre-dated the Township zoning ordinances. The new survey, prepared by Philip A. McEntee, Jr., dated July 7, 2010, which was presented to the Board, was marked into evidence as **EXHIBIT A-2, DATED JULY 12, 2010**.

Chairman Ransome opened the application to the public.

Fred Klopfer, 17 Sheridan Lane, proceeded to the presentation table to be sworn in by Attorney Sullivan. Mr. Klopfer explained to the Board that he was in favor of the new home, and was in support of the application.

There being no one else who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on this application. Mr. Shepard made a motion to grant the applicant's request for a variance from the front yard requirements permitting a 16' front yard setback, and a rear yard setback of 31.7', seconded by Mr. Matthews, and carried on a roll call vote of 8-0.

PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

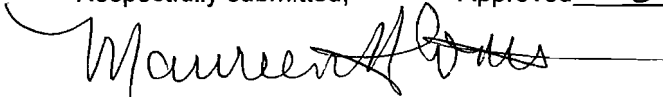
ADJOURNMENT:

The meeting adjourned at 8:34 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,

Approved

August 2, 2010



Maureen D. Como
Planning Board Secretary

PLANNING BOARD
MINUTES
AUGUST 2, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mr. Ron Quade, Mr. Ed Bucceri, Mrs. Marjorie Roller, Mr. Jim Shepard (arrived at 8:01 p.m.), Mr. Victor Matthews, Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Steve Ransome, Stuart Koenig, Esq., Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Messrs. Mainardi and LoPrete and Mrs. Rankin and Mrs. LaReau

MINUTES:

The minutes of the July 12, 2010 meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Shepard, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ The secretary received Resolution 10-146 from the Municipal Clerk regarding the appointments of the Alternate members of the Planning Board.
- ✦ The secretary stated she would be on vacation from August 6th until August 16th.
- ✦ The September meeting is scheduled for Wednesday, September 8th.

OLD BUSINESS:

a. Michael and Cheryl Clark – PB008/10

28 Grove Street
Block 41601 Lot 25
R-20 Zone

RESOLUTION OF APPROVAL

Chairman Ransome requested a motion on the resolution of approval. Vice-Chairman Quade made a motion to adopt the resolution of approval as presented, seconded by Mr. Matthews, and carried on a roll call vote of 6-0.

NEW BUSINESS:

a. Eric Johanson – PB009/10 – MINOR SUBDIVISION

Block 30701 Lot 4, 131 Kingsland Road
Block 30601 Lot 2, Rockaway Valley Road
R-261 Zone

Block 30601 Lot 2, which fronts on Rockaway Valley Road, is approximately 61.4 acres in size. Block 30701 Lot 4, which fronts on Kingsland Road, is approximately 15.75 acres in size. The applicant is proposing to subdivide approximately 3.3 acres from Block 30601 Lot 2 to be merged with Block 30701 Lot 4. Block 30601 Lot 2 will be reduced to 57.975 acres and Block 30701 Lot 4 will increase in size to approximately 19.061 acres

John Wyciskala, Esq. from the firm Inglesino, Pearlman, Wyciskala & Taylor, LLC; Mark Walker, P.E. (accepted by the Planning Board as an expert witness) and John Johanson, son of Eric Johanson, proceeded to the presentation table. Messrs. Walker and Johanson were sworn in by Attorney Koenig.

Attorney Wyciskala presented a brief overview of the application and the conveyance of land to the T.P.L., which is the Trust for Public Land.

It was noted by Attorney Wyciskala that it was discovered through title search that there was a small overlap of lot lines with adjacent neighbors; specifically Block 30601 Lots 5 and 7.

Engineer Walker presented Sheet 1 of 1, Lot Line Adjustment Exhibit, which was marked into evidence as **EXHIBIT A-1, DATED 8/2/10**. The exhibit depicted the existing lot lines to be removed, and the proposed new lot line. It also depicted the deed overlap for the above-mentioned lots.

Engineer Walker continued with his testimony, specifically, the AT&T easement and power lines, which serves Block 30501 Lot 7.06. Regarding the AT&T easement, the book and page does not match what is referenced on the plot plan. Per Attorney Wyciskala, additional clarification and title work would be completed. The right-of-way agreement was marked as **EXHIBIT A-2, DATED 8/2/10**.

Prior to continuing with testimony on the application, the question was brought to the attention of the Chairman if the application had been deemed complete. The Planning Board members reviewed the T.C.C. Report. At the request of the Chairman, Vice-Chairman Quade made a motion to deem the application complete, seconded by Mr. Brantner, and so carried.

Chairman Ransome then opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Mr. Shepard made a motion to approve the application subject to the clarification of easement questions, the conveyance and consolidation of the small parcels that are going to Lots 5 and 7, and any deed to perfect the subdivision be reviewed by the Board Attorney and the Board Engineer, seconded by Vice-Chairman Quade, and carried on a roll call vote of 9-0.

b. Sutters Estates – Phase 3 – PB010/10 - CONCEPTUAL

Block 10201 Lot 1
28 Miller Drive
R-261 Zone

Steven Kern, applicant, and Marc Walker, P.E., proceeded to the presentation table to discuss the conceptual plan for Phase 3 of Sutters Estates. Mr. Kern presented a brief overview of Phase 1 and 2. Phase 3 is the final piece of developable land on the parcel, and is also planned to be acquired for preservation by the Morris County Park Commission and POWWW. A variance will be required for no frontage on an approved street; impervious and building coverage variances will also be required. Discussion ensued with the Board regarding creating a lot with zero road frontage; access to a private lot through an easement, and public parking access.

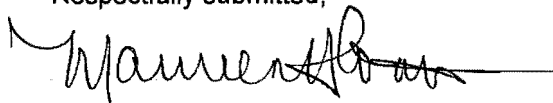
PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 9:02 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved

December 6, 2010

PLANNING BOARD
MINUTES
SEPTEMBER 8, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:02 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Ron Quade (arrived at 8:08 p.m.), Mr. Ed Bucceri, Mrs. Marjorie Roller (arrived at 8:22 p.m.), Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mrs. Nancy LaReau, Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart Koenig, Esq., Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Messrs. Donadio, Brantner and Croteau and Mrs. Rankin

MINUTES:

The minutes of the August 2, 2010 meeting were not ready for approval by the Board Members.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ The secretary informed the Board members that she was in the process of scheduling the mandatory training for Mr. LoPrete.

OLD BUSINESS:

a. Eric Johanson – PB009/10 – MINOR SUBDIVISION

Block 30701 Lot 4, 131 Kingsland Road
Block 30601 Lot 2, Rockaway Valley Road
R-261 Zone

RESOLUTION OF APPROVAL

Chairman Ransome requested a motion on the resolution of approval. Mr. Shepard made a motion to adopt the resolution of approval as presented, seconded by Mr. Matthews, and carried on a roll call vote of 4-0.

Chairman Ransome stepped down for the Conceptual application, and in the absence of Vice-Chairman Quade, Mr. Shepard made a motion to appoint Mr. Matthews Chairman Pro-Tem, seconded by Mr. LoPrete, and carried on a roll call vote off 5-0.

NEW BUSINESS:

a. Robert & Linda Micheli / Robert & Rachel Ciottariello – PB011/10 - CONCEPTUAL

Block 50801 Lot 16, 35 Sheep Hill Road – R-81 Zone (Micheli)
Block 50801 Lot 13, 30 Sheep Hill Road – R-40 Zone (Ciottariello)

Re-alignment of the property boundary lines between the above-referenced properties

Mr. Micheli presented a brief overview of the re-alignment of property lines between Lot 16 and Lot 13 in Block 50801. The Board members reviewed a copy of a survey from Borbas Surveying & Mapping, LLC dated November 22, 2000. A land swap is proposed – Lot 13 is giving a triangle of land to Lot 16, and Lot 16 is giving a rectangle to Lot 13.

Chairman Ransome returned to the dais for the next application, and Mr. Matthews stepped down from the dais.

b. MSM Boonton – Clavis Solutions, Inc. – PB012/10

315, 411, 423 and 429 Rockaway Valley Road
Block 30102 Lot 1.01 and 1.03
Block 31103 Lot 1 and 4
BP Zone – Building 7

Waiver of Formal Site Plan

Dae Chung, President of DTeks Business Systems, proceeded to the presentation table to discuss his application with the Planning Board. Mr. Chung was sworn in by Attorney Koenig. Mr. Chung explained that he would be occupying the upper level of Building 7 for warehouse use/storage of new and used copiers to sell or lease. The only chemicals used would be toner. 1 or 2 full-time employees Monday through Friday

from 8:30 to 5:30 would be employed at the site (maybe some weekends and nights). There would be truck deliveries 2 times a month on Wednesday's. One truck would be parked overnight.

The Board members requested additional information from Mr. Chung regarding how the copiers will be brought into Building 7; access/permission if brought in through another building; defined parking spaces; loading/unloading zone and where; course of travel; internal space layout; and plumbing/electrical service.

On motion by Mr. Shepard to grant a partial waiver of site plan subject to providing documentation cited by Counsel, and that the application be carried to the October 4, 2010 meeting, seconded by Mr. Mainardi, and carried on a roll call vote of 7-0. It was requested that the owner of the MSM facility be in attendance at the October 4th meeting.

Mr. Matthews returned to the dais for the next application.

c. Nancy Johanson, Johanson Estate LLC – PB007/10 – MINOR SUBDIVISION

35 Split Rock Road, Block 10701 Lot 7
65 Split Rock Road, Block 10701 Lot 3
R-261 Zone

Currently Lot 3 contains 53.53 acres and Lot 7 contains 10.46 acres; the minor subdivision will relocate the lot line between the two lots, annexing 3.53 acres to Lot 3 from Lot 7. The proposed Lot 3 will then contain 56.92 acres and proposed Lot 7 will contain 6.40 acres; bulk variance for shared driveway access; rear yard variance and combined side yards.

T.C.C. Report of September 2, 2010

FOR COMPLETENESS

The T.C.C. Report of September 2, 2010 stated that soil testing must be witnessed by the Health Officer for on-site septic systems; therefore, the T.C.C. marked the application incomplete. Vice-Chairman Quade made a motion to deem the application incomplete based on T.C.C. recommendation, seconded by Mr. Mainardi, and carried on a roll call vote of 8-0.

PUBLIC HEARING:

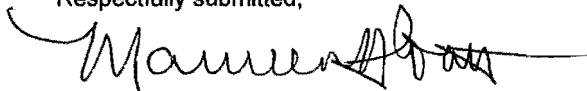
Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

Prior to adjournment, the Board members discussed the lack of upkeep and safety issues at the MSM Boonton site on Rockaway Valley Road.

ADJOURNMENT:

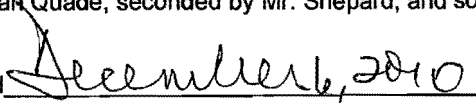
The meeting adjourned at 9:15 p.m., on motion by Vice-Chairman Quade, seconded by Mr. Shepard, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD
MINUTES
NOVEMBER 1, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mrs. Michele Rankin, Mr. Ron Quade, Mr. Ed Bucceri, Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart Koenig, Esq., Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mrs. LaReau

MINUTES:

The minutes of the August 2, 2010 and September 8, 2010 meeting were not ready for approval by the Board Members.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ The secretary informed the Board members that the Reorganization Meeting is scheduled for Monday, January 3, 2011 at 7:30 p.m. following the Township Committee Reorganization Meeting at 7:00 p.m.
- ✦ The secretary received an email from Dae Chung, COO of Clavis Solutions to withdraw his lease application to rent space at MSM.
- ✦ Certification was received from the Morris County Soil Conservation District, Soil Erosion and Sediment Control Plan for 3 Overlook Road, Velez.
- ✦ Regarding the Eric Johanson application, the secretary received all the pertinent paperwork regarding the minor subdivision/lot line adjustment; the secretary is awaiting notification from Attorney Koenig and Engineer Huelsebusch as to whether the deeds can be signed.

OLD BUSINESS:

There was no Old Business to come before the Board.

Mr. Matthews stepped down from the dais for this application.

NEW BUSINESS:

a. MSM Boonton – Calvary Presbyterian Church – PB013/10

315, 411, 423 and 429 Rockaway Valley Road

Block 30102 Lot 1.01 and 1.03

Block 31103 Lot 1

BP Zone – Building 2

Waiver of Formal Site Plan or Preliminary and Final Site Plan

Chairman Ransome informed the public that this would not be a formal hearing; the applicant was looking for guidance from the Planning Board.

Lead Pastor, Rev. Aaron K. Park (applicant) and Jack Sullivan (owner of MSM) proceeded to the presentation table to discuss the application.

Attorney Koenig explained to Mr. Sullivan that a conditional use is a use which is permitted in the zone subject to certain requirements being established. If the requirements are not met, then a "D" variance is required. Per Mr. Bucceri, an additional variance would be required for a minimum distance between buildings of 25'; and whatever other conditions that they don't need of the conditional use requirement. ADA alterations will also have to be made. If after review by the Zoning Officer that there is any determination of a bulk deviation from the ordinance that is being proposed, a "C" variance would be required as well.

Mr. Matthews returned to the dais and Mr. Brantner stepped down from the dais.

b. Rockaway Valley School – PB014/10 – COURTESY REVIEW

11 Valley Road
Block 40203 Lot 6
R-30 Zone

Roadway gates

John T. Murray, School Business Administrator/Board Secretary for the Boonton Township Board of Education proceeded to the presentation table to explain to the Board Members the necessity for the installation of four roadway gates at Rockaway Valley School. Mr. Murray was sworn in by Attorney Koenig.

Mr. Murray informed the Board that the gates are being designed for the safety needs of the school. The gates will be closed during the hours of bus activity. The gates would be locked in the open position, and closed only when school activities, or recreational activities, required the gates to be closed. The gates will not be closed at night.

The Board made a number of recommendations to the Board of Education, specifically, the BOE should discuss the improvement with the police and fire departments; a traffic engineer should be consulted; a breakaway locking system should be explored in the event of an emergency; the plan should be discussed with the athletic department of RVS; and an alternative remedy to the gates should be explored in keeping with the rural community of Boonton Township.

Chairman Ransome requested a motion of recommendation. Mr. Matthews made a motion of recommendation consisting of the items listed above (cited by Attorney Koenig at the meeting), seconded by Mrs. Roller, and carried on a roll call vote of 7-1. Vice-Chairman Quade cast the dissenting vote, and Mr. Bucceri abstained.

Mr. Brantner returned to the dais.

PUBLIC HEARING:

Chairman Ransome opened the meeting to the public. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 9:15 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,

Approved December 1, 2010



Maureen D. Como
Planning Board Secretary

PLANNING BOARD
MINUTES
DECEMBER 6, 2010
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mr. Thomas Donadio, Mrs. Michele Rankin, Mr. Ron Quade, Mr. Ed Bucceri, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Barry Brantner, Mrs. Nancy LaReau (arrived at 8:07 p.m.), Mr. Steve Ransome, Stuart Koenig, Esq., Attorney; Mrs. Maureen D. Como

Absent: Mrs. Roller and Messrs. Mainardi, Croteau LoPrete and Huelsebusch

MINUTES:

The minutes of the August 2, 2010 meeting were approved as presented, on motion by Mr. Shepard, seconded by Mr. Bucceri, and so carried.

The minutes of the September 8, 2010 meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Matthews, and so carried. Mr. Brantner and Mrs. Rankin abstained.

The minutes of the November 1, 2010 meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Matthews, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ A letter was received on October 30th from the Morris County Planning Board regarding the Office of Smart Growth being renamed the Office for Planning Advocacy and moving from the Department of Community Affairs to the Department of State.
- ✦ The secretary wished the Board members a very Merry Christmas and a Happy New Year.

Mr. Brantner stepped down from the dais for the resolution of recommendation for the Rockaway Valley School.

OLD BUSINESS:

a. Rockaway Valley School – PB014/10

11 Valley Road
Block 40203 Lot 6
R-30 Zone

Roadway Gates

RESOLUTION OF RECOMMENDATION

Prior to the memorialization of the resolution of recommendation, questions arose from the Board members regarding the 45 day period where the Board of Education should not take any action until the Planning Board approves of the recommendation; any

enforcement remedies (the Planning Board cannot compel the Board of Education beyond what is presented – a citizen/resident can). Questions also arose regarding the lighting on the sign at Valley Road.

Chairman Ransome then requested a motion on the resolution of recommendation. Mr. Matthews made to approve the resolution as presented, seconded by Mrs. Rankin, and carried on a roll call vote of 5-0.

NEW BUSINESS:

There was no New Business to come before the Board.

PUBLIC HEARING:

Chairman Ransome opened the meeting to the public.

Barry Brantner, 9 Maple Drive, wished to address the Board regarding the sign and gates at Rockaway Valley School.

There being no one else who wished to be heard, the public hearing was closed.

Mr. Brantner returned to the dais for the remainder of the meeting.

ADJOURNMENT:

The meeting adjourned at 8:29 p.m., on motion by Vice-Chairman Quade, seconded by Mr. Shepard, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved

