

PEQUANNOCK TOWNSHIP

SEPTEMBER 19, 2011

PLANNING BOARD

REGULAR MEETING

MEETING CONVENED:

7:35 PM

MEMBERS PRESENT:

Altis, Dickinson, Fitamant, Imfeld, Kapotes,
Phelan, Troast

MEMBERS ABSENT:

Sayre, Krause, Vanderhoff

NOTICE:

Chairman Altis stated that the requirements of the Sunshine Law had been complied with by posting the required notice on the Bulletin Board, posting same with the Township Clerk and sending it to the Suburban Trends and Daily Record on September 15, 2011.

PERSONAL REPRESENTATION:

Chairman Altis asked if there was anyone present not listed on the agenda for this meeting who wished to be heard. No one came forward.

DISCUSSION:

Pequannock Senior Citizens (Hearle Village), 101 Boulevard, Block 3505, 3506, 3902, Lots 4, 7, 8 and 11
Preliminary and Final Site Plan

Mr. Frank Scangarella, Esquire represented the applicant Pequannock Senior Housing. Mr. Scangarella stated that in 1978 100 units were constructed on the site and in 1996 there were an additional 12 units constructed. All the units are low and moderate income senior citizen units. Mr. Scangarella stated the applicant is proposing 33 additional units; 11 on the north portion of the project, 22 on the south portion of the project with reconstruction and expansion of the community room. Mr. Scangarella stated the applicant is asking for preliminary and final site plan along with a dimensional variance for front yard setback of 49.85 feet where 50 feet is required.

Mr. Darmofalski, the applicant's engineer, gave an overview of the project. Mr. Darmofalski stated that when the project was first built there were 75 parking spaces constructed for 100 units and in 1996 when the second phase was approved there were 14 parking spaces added.

Planning Board – Regular Meeting
September 19, 2011

Mr. Darmofalski stated that when the applicant comes before the Board for their public hearing they will be asking for the project to be constructed in three different phases the first being the north section, closest to Pompton Plains. Eleven one story residential units will be constructed on the site containing their own washers and dryers and their own self-contained air conditioning/ heating units. The first phase which is called 1B will have an additional 32 parking spaces, all underground utilities and an underground detention basin. Phase 1A, the community social center, will be upgraded and will contain a recreation room, laundry room, renovated office space, multi purpose room, recycling area and five added parking spaces. The applicant wishes to land-bank 22 sites for parking because they felt the sites would not need to be utilized at this time but wanted them available for possible future need.

Phase 2 is the southern project on a piece of property with 100 feet of frontage on the Boulevard with 22 units. This project will be a two story building with an elevator. There will be an additional 17 parking spaces in that area. The site is flat and in a non flood area.

The applicant hired a landscape architect to provide buffering for the new facilities and to remove and replant some of the existing landscaping. The site will end up with 145 units in total; 11 on the north side and 22 on the south side. They applicant will be adding 76 parking spaces, 22 of which will be land-banked.

7:47

Bill Moore, landscape architect for the applicant.

Mr. Moore gave an overview of his landscape plan. The landscape plan will reestablish shade trees throughout the property as well as trees around the buildings to soften the façade of the building. Along the borders of the site 7 to 8 feet high arborvitae will be planted. Norway spruces and evergreen trees will be planted between the buildings. The two story buildings will have shade and flowering trees to soften the buildings and break up the roof lines. Each resident will have a patio and around the patios flowering shrubs will be planted. The northern part of the project where there are the 11 units will have walkways connecting them to the rest of the site; these walkways will have flowering trees and bushes dispersed among the walkways. The applicant will reestablish a tree line along the Boulevard. Mr. Moore stated that trees and evergreens will be planted along the backside of the property abutting the adjoining neighbors for screening purposes. Mr. Imfeld inquired as to how high the trees and evergreens will be. Mr. Moore stated the flowering trees will be at installed height of 7 to 8 feet and the installed height of the evergreens will be between 8 and 10 feet high.

Mr. Moore stated there will be an upgrade to the perimeter fence. The fence will be four feet high, black aluminum and three sections will have gates. There was discussion as to whether a fence was necessary around the site. There was discussion about the fence in

Planning Board – Regular Meeting
September 19, 2011

the cul-de-sac of Hearle Drive and how that would look from the roadway. Ms. Hartmann suggested the applicant put shrubbery in front of the fence line on Hearle Drive. Mr. Troast inquired as to whether the gates will be opened or locked. Mr. Hollick stated the tenants do not use the gates and that they are always locked and the only reason for the gates is because there are fire hydrants located by the gates, which are used in case of a fire. Mr. Troast suggested the residents be given access cards to go in and out of the gates for access to the rear neighborhood.

Mr. Fitamant had issue with arborvitae and deer consumption. Mr. Moore stated that they were planning on planting western arborvitae which is the least consumed arborvitae by deer. Mr. Fitamant asked Mr. Darmofalski if he took into consideration the land-banked area when he designed the storm water drains. Mr. Darmofalski stated that they will be installing an underground detention system and on the south side of the project they will be installing an infiltration system. Mr. Kapotes asked Mr. Darmofalski if the town had the additional sewer capacity for the proposed 33 additional units. Mr. Darmofalski stated that he contacted the township manager and was told there would be sufficient sewer capacity for the site.

John Joyce, corner of Boulevard and Ackerson, was concerned about how the project would affect his property as far as resale and whether or not there would be a driveway from the site adjacent to his property.

Mr. Joyce was given a set of plans to purview. Mr. Darmofalski told Mr. Joyce that the height of the building next to him would not be any taller than a two story home that is allowed in the zone. Mr. Darmofalski also stated that all of the driveways serving the facility will be facing the Boulevard as they are currently.

The applicant will appear before the Board for their public hearing on the 17th of October.

PUBLIC HEARING:

8:23 PM

Bock, 341 Boulevard, Block 1202, Lot 9

Minor Subdivision, Lot Width, Lot Frontage, Building Coverage, Side Yard Variances

Paul Darmofalski, applicant's engineer and professional planner, sworn.

William Bock, applicant, sworn.

Mr. Bock stated he lived at 341 Boulevard for most of his life. Mr. Bock's mother owns the property and the upkeep of that property is too much for her to handle. Mr. Bock is looking to subdivide his mother's property and build a house on the subdivided piece.

Mr. Darmofalski stated they appeared before the Board for a concept hearing on May 16th and are now before the Board for public hearing.

Planning Board – Regular Meeting
September 19, 2011

Mr. Darmofalski stated the house currently on the site was built in 1904 and the Bocks would like to preserve that home. Mr. Darmofalski stated there is a detached three car garage in the front yard of the property and that is set back from the Boulevard 85 feet. Mr. Darmofalski also stated there is a three car garage to the rear of the existing home. Both of those garages will be demolished. Mr. Darmofalski stated the existing property is in the R-15 zone and has a square footage of 33,849 which makes it more than double the square footage required for the zone. Mr. Darmofalski stated the property once divided will not meet the lot width/frontage requirement of 100 feet per lot. The new lots will have a lot width and frontage of 76.8 feet for the existing and 78.3 for the proposed, which will require variance for both lots. Mr. Darmofalski also stated that both properties will need side yard variances. Mr. Darmofalski stated that the existing property once subdivided will have a building coverage variance for 15.82 percent where 15 percent is required. Mr. Darmofalski stated they are exceeding the building coverage on the existing home by 137 square feet. Mr. Darmofalski stated the existing home has an open porch of 390 square feet which is added into the overall square footage for building coverage.

Mr. Darmofalski stated that the existing driveway will be reworked and the deck off of the back of the existing home will be removed along with the pool. The septic for the existing home is located on the proposed lot and will be moved to the front yard of the existing home. The new home will also have the septic located in the front yard. The circular driveway will be removed and two new cuts on the Boulevard will be made for driveways. Underground utilities are proposed.

Mr. Darmofalski went over the aerial map presented to the Board and pointed out the variety of lot sizes and house setbacks on the Boulevard.

Mr. Darmofalski went over the Board planner's report and stated that they would try to preserve the tree on lot 9.02 and suggested that the planner meet him in the field to inspect the tree. Mr. Darmofalski stated that the Board engineer had issue with adequate distance from the proposed seepage pits and he stated he would relook at that. Mr. Altis suggested the side yard setback could be removed from the proposed site if they reduced the home. Ms. Hartmann stated they meet the combined side yard setback exclusive of the bay window. Mr. Bock stated he would remove the bay window in order to eliminate the side yard variance on the proposed dwelling.

There was discussion regarding minimizing the two car garage on the existing property and Mr. Darmofalski stated he did not think he could reduce the size of the garage to eliminate the 137 square foot building coverage variance.

Mr. Fitamant inquired as to whether the driveway pavement would be right on the property line. Mr. Darmofalski stated the driveway is right on the property line.

Planning Board – Regular Meeting
September 19, 2011

Motion by Fitamant, second by Dickinson to open the meeting to the public. All in favor. Motion Carried.

No one came forward from the public.

Motion by Imfeld, second by Troast to close the meeting to the public. All in favor. Motion Carried.

The Board deliberated.

Motion by Kapotes, second by Imfeld to grant the application with the following variances: lot 9.01 lot width of 76.87, lot 9.02 lot width of 78.03, where 100 feet is required; lot 9.01 side yard of 10 feet where 15 feet is required and combined side yard of 20.23 where 35 feet is required; building coverage on lot 9.01 to allow 15.82 percent; lot width with frontage of 76.35 for each lot. The applicant agrees to eliminate the variance on lot 9.02 by shrinking the bay window. Yes votes from Phelan, Dickinson, Imfeld, Troast, Fitamant, Kapotes. No vote from Altis. Motion Carried.

RESOLUTIONS:

Pep Boys Auto, 711 Route 23, Block 802, Lot 7
Sign

MOTION by Kapotes, second by Phelan to approve the resolution as submitted. All in favor. Yes votes from Phelan, Dickinson, Imfeld, Kapotes, Altis. Motion Carried.

MINUTES:

July 18, 2011 – Regular Meeting

MOTION by Phelan, second by Kapotes to approve the minutes as submitted. All in favor. Motion Carried.

Mr. Krause will represent the Board on the Open Space Committee.

There being no further business the meeting was adjourned at 9:20 PM. Motion by Dickinson, second by Phelan to close the meeting. All in favor. Motion Carried.

Respectfully submitted,

Linda Zacharenko
Recording Secretary