The Board of Adjustment of the Township of Denville held its scheduled regular meeting on Wednesday, February 6, 2019. The meeting was held in the Municipal Building, 1 St. Mary's Place and commenced at 7:00 P.M.

Secretary Unrath read NOTICE OF PUBLIC MEETING.

ROLL CALL:
Present: Dan Napolitano, Tim Wagner, Tim Fisher, Ed Moroney, Harry Fahrer, Adam Caravaglia, Krista Kussoff
Absent: Ed Moroney, Christine Hong
Prof. Present: Larry Wiener, Esq., Jason Kasler, PP, John Ruschke, PE

MINUTES:
A motion to approve the minutes from January 2, 2019 was made by Mbr. Moroney, seconded by Mbr. Wagner and approved by all members able to vote.

PURCHASING:
Motion to pay vouchers submitted by Mott MacDonald subject to the availability of funds, was made by Mbr. Caravaglia, seconded by Mbr. Fisher and unanimously approved by members able to vote.

RESOLUTIONS: None

PUBLIC HEARINGS:

BA/PSP/FSP 18-23 Auto Holding
254 Route 46
Block 51001, Lot 22

Joseph Paparo, Esq- Representing the applicant for Auto Holding. The applicant is requesting preliminary site plan and a use variance. The proposed was previously use for Gerhart Chevrolet dealership. Mr. Paparo stated that this would be a D2 non-conforming use and the build still conforms for a car service, but the current salon would be removed. There would be no re-configuration of the building. This application is also requesting a variance for the parking.

Joseph Sparone, PE- Sworn in and testified as a professional engineer. Mr. Sparone referenced Mr. Kaslers report and the requested waivers. The requested waiver was for a site plan, the applicant is not proposing to change anything to the building. The other waivers being requested is for landscaping and drainage because nothing new is being proposed. Mr. Sparone stated that parking was pushed back from the right of way and improved the parking situation.

Mr. Kasler- Clarified that the applicant had to follow the preliminary and final site plan checklist. The applicant is just requesting a waiver for the application to be deemed complete for scheduling, but the board member have the right to ask for something on the waiver list.
A motion to approve the waivers and continue the public hearing was made by Mbr. Caravaglia, seconded by Mbr. Kussoff and approved by all board members able to vote.

Mbr. Sparone, PE - Showed Exhibit A-1 which is an aerial photo of the current site. Exhibit A-2 is a colorized version of the site plan. The proposed building is approximately 8,900 sq. ft and most of the build remain untouched. Most of the upgrades would be on the current salon area and change it over the to the reception area. The accessways for entering and leaving would remain the same. There are 21 proposed parking spaces. There is an existing 7 by 12ft trash exposure. Mr. Sparone stated that the existing building will not be unchanged, and the change will in the parking with adding striping. The parking closest to route 46 and within the right away would be eliminated. There would be 5-8 employees, the hrs of operation are 9-5 Mon- Fri & 9-4 on Saturday. Mr. Sparone stated that he would comply with everything stated in Mr. Ruschkes July 31st report.

Open to Board Professionals

Mr. Ruschke, PE - Questioned about the 8 employees. Mr. Paparo stated that there would be 3 mechanics, receptionist and 2-3 office employees. There would be more testimony from the operations manager

Jason Kasler, PP - Discussed the lighting plan to make sure its conducive to the residential area.

Open to Board Members

Mbr. Caravaglia - Clarified that the parking isn’t getting re- done, but just re-striping.

Mbr. Wagner - Questioned the number of parking stalls and would there be adequate amount for their use. Mr. Sparone stated that with the Use stated that there would be adequate amount of spaces.

It was discussed that this is not an abandoned use because the use for a mechanical usage was not abandoned.

Mbr. Fahrer - Questioned about the lighting and if they would be upgraded. Mr. Sparone stated that in the plans the applicant would change any old lights, but no new lighting would be proposed. It was stated that there is a deed that runs along with this property and some of the land cannot be disturbed.

Mbr. Fisher - Expressed concern for the number of parking spaces.

Chr. Napolitano - Discussed the comments made by the environmental department. It was stated the current salon is the only part of the property being updated. The current mechanic room is being untouched.

Mr. Paparo clarified that there would be no sales or selling of cars on this property. It would be strictly for mechanical usage only, but the operations manager would testify to this.

Open to Public for questions

Gene Feyl - 44 Lakewood Dr- Questioned the 10-yr. flood plan and the NJ DEP regulations with the Deed. Mr. Sparone stated the applicant would comply with all NJDEP regulations.

Michelle Salmon - 16 Lakewood Dr- Discussed perhaps putting a sidewalk toward the front of property. Mr. Sparone clarified that part of the property is owned by NJDOT, but will take a look into it.

Kristan Vandermoeer - 10 Maywood Ave- Clarified with Mr. Sparone that there will be changes done to the property. However, Mr. Sparone explained that the changes are minor and mostly relocating parking. Discussed the lighting plan and if would be residential to the area. Mr. Sparone stated there would be no changes to the lighting.
Michael Bergram- 7 Ridgewood Pkwy W- Questioned about any underground oil tanks. Mr. Paparo could not testify to this and was not sure but will look into this matter.

Bob Grant- 114 Ridgewood Pkwy E- Discussed that this property is located within a flood zone.

Paul Dean- 35 Lakewood Dr- Questioned what the plan was for any overflow of cars on the property. Mr. Sparone stated that with speaking with the Operations director there would be no overflow of cars.

Peter Rand- Discussed the drainage around the property and the current run off. It was questioned if the new construction would impact the current water runoff. Mr. Sparone stated that nothing should change with the drainage or run offs.

Break 9:09-9:17

Gene Kuchuk- General Manager for this Auto Holding Property. It was clarified that would be 5-8 employees. Mr. Kuchuk stated that there will be no body work done at this property, 90% of the work would be oil/ break changes. All other work done to the car would be outsourced to the manufacture. The would be no underground storage tank. There is currently an oil tank above ground that still remains on the property. Mr. Kuchuk stated that there would be no need for over flow of parking because there would be no overbooking of apts. It was clarified that there is a need for 5 lifts for the mechanics do work on multiple cars and not have them use the outside parking spaces.

Open to Board Professionals

John Ruschke, PE- Questioned the number of parking to the number of repairs to be used. Mr. Kuchuk stated that there would be never more than 5 cars waiting to be brought inside and 5 cars in the bay. That would still be enough for employees and customers. Mr. Ruschke stated that would he prefer to see the exact calculations for the oil tank.

Jason Kasler, PP- It was established that employees would utilize the parking spaces in the back of the building. Other questions that were asked would be answered by the architect.

Open to Board Members

Mbr. Fahrer- Questioned if anyone is able to come get their cars fixed at this location. Mr. Kuchuk stated the cars being worked on would be from cars from the Auto Holding dealerships.

Mbr. Caravaglia- Clarified with Mr. Kuchuk that there is a 10% of some cars staying over night at this property.

Mbr. Wagner- It was clarified by Mr. Paparo that the automobile service continued conforming automotive use. The applicant is seeking variance relief for the hair salon portion to conform into the automobile service.

Chr. Napolitano- Questioned Mr. Kuchuk that the number of employees and the space is adequate with the work to be done at this facility. Mr. Kuchuk stated that most of the work done of the cars are outsources and what is proposed is adequate for the space.

It was clarified that overnight parking would be used inside the facility on a needed basis.

Open to the public for questions

Michael Bergram- Questioned how many customers per day would come to this facility. Mr. Kuchuk stated that would did not have a general estimate. It was clarified that there would be no delivery trucks to transport cars to this property.
Gene Feyl- It was clarified that there is no correlation between the business owner from 2013 applicant and to Auto Holding. Showed Exhibit O-1 which is the Hillside property for Auto Holding. It was stated by Mr. Kuchuk that the lighting would be set on a timer in accordance with the sunlight and if there is any overnight parking the owners would tow the cars away.

Mr. Wiener suggested putting a chain link fence across the parking lot to restrict over night parking. Mr. Kuchuk was not against this idea & would speak with architect.

The application was carried to April 17, 2019.

OLD BUSINESS- NONE
NEW BUSINESS

Meeting adjourned at 10:06 PM

Minutes Approved: March 20, 2019 Melissa Unrath, Board Secretary.