

Minutes of the Regular Schedule Meeting of the Morris Plains Planning Board held on December 9, 2013 at 7:30 P.M. in the Council Chambers, 531 Speedwell Avenue. The following members were present:

Present: Mrs. Sydney Leach, Vice Chair
Mr. Ralph Lopez, Chair
Mrs. Suzanne McCluskey
Mr. Leo Nichols
Mr. Vincent Novak
Mr. Hank Sawoski
Mr. Donald Underhill
Mayor Frank Druetzler
William Denzler, Borough Planner
Christopher Falcon, Esq., Board Attorney

Absent: Mr. Andre Jenson
Leon Hall, Borough Engineer

PLEDGE OF ALLEGIANCE

The meeting was called to order by Mr. Lopez. Mr. Lopez made the statement that adequate notice of this meeting has been published and posted in accordance with Chapter 231 of the Public Law of 1975, "Open Public Meetings Act."

COMMENTS FROM THE PUBLIC

Mr. Lopez opened the meeting to the public to speak on matters other than those on the agenda. Hearing none, he closed this portion of the meeting to the public.

APPROVAL OF MINUTES

Mr. Lopez requested a motion for the approval of the meeting minutes of the Board's Regular Meeting held on September 16, 2013.

Mr. Nichols moved that the minutes as circulated be approved, seconded by Mr. Sawoski.

Roll Call

Yeas: Mrs. Leach, Mrs. McCluskey, Mr. Novak, Mr. Sawoski,
Mr. Underhill, Mayor Druetzler

Abstain: Mr. Lopez, Mr. Nichols

Absent: Mr. Jensen

Nays: None

Motion carried.

CORRESPONDENCE AND BILLS

Mr. Nichols read the vouchers for payment.

William Denzler & Associates

For Professional Services rendered to the Planning Board,
September/October/November 2013

PO #95020

\$7,079.01

Maraziti, Falcon & Healey

For Professional Services rendered to the Planning Board,
November 2013

PO. #95021

\$1,872.50

Mr. Nichols moved that the vouchers as read be approved for payment, seconded by
Mrs. McCluskey

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler

Abstain: None

Absent: Mr. Jensen

Nays: None

Motion carried.

REPORTS OF COMMITTEES

Site Plan Committee

No report was presented by this Committee.

Master Plan Review Committee

No report was presented by this Committee.

NEW BUSINESS

The Board reviewed the proposed dates for Board meetings in 2014. No changes were made to the proposed meeting dates, except for the January 2015 meeting date which will be on January 19, 2015.

Mr. Nichols moved that the Board accept these dates for the 2014 meetings, seconded by Mr. Underhill.

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler

Abstain: None

Absent: Mr. Jensen

Nays: None

Motion carried.

OLD BUSINESS

Escrow Report

The Board Secretary reported that everything is basically in order. The Lennar purchase order has been sent, but not yet received. There are no problems.

Mayor Druetzler advised he needs to provide information about several things that are taking place in the Borough.

The Board of Adjustment has approved the Harley-Davidson dealership to be located on Route 10. He gave some specific details about the application, the location, and the work being done. It is anticipated that the dealership will be open sometime in the spring.

Coty located at 500 The American Road has received a temporary Certificate of Occupancy. He also provided information about the pathway that has been installed to allow travel from the building to the train station and downtown Morris Plains. He also commented on the pathway that extends into the Court Road area.

Continuing, Mayor Druetzler stated that one of the reasons he requested that this meeting be held is that he wanted the Board to receive an update on the M & M legal matter. He stated there is a preference for a hotel to be constructed at this site. Calls have been received from contacts who are interested in knowing more about the Borough's desire to have a hotel constructed here. He mentioned Marriott, Hilton and possibly others.

Mayor Druetzler also provided updated information concerning the work project at the Dunkin Donuts located next to Bottle King. Apparently there are issues relating to the plans that were approved by the Board of Adjustment versus the plans Dunkin Donuts is presenting to the Building Department.

The Board Secretary advised that Dunkin Donuts has agreed to return to the original plans, and they have been approved by the Borough Engineer. These plans must still be approved by the Construction Official before construction work can be resumed.

Cross discussion about several other Borough/County matters, including an update on what is occurring at the Greystone property.

The Mayor reported that Primavera's Pizza has been sold to another entity. It will re-open under new management.

EXECUTIVE SESSION

Mr. Falcon read the Resolution to allow the Board to enter Executive Session to discuss legal matters.

Mr. Underhill moved that the Board enter Executive Session, seconded by Mrs. Leach.

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler

Abstain: None

Absent: Mr. Jensen

Nays: None

Mr. Underhill moved that the Executive Session be adjourned and the Regular Meeting be re-opened, seconded by Mrs. Leach.

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler
Abstain: None
Absent: Mr. Jensen
Nays: None

Mayor Druetzler invited all Board members to attend the annual Re-Organization Meeting to be held on Tuesday, January 7, 2014 at 7:00 p.m. He provided information on some of what will be taking place at this meeting in connection with certain re-appointments and work being proposed by M&M. He also commented a number of potential complications in connection with the work being proposed by M&M, some of which is related to soil disturbance, possible contamination, the need for a soil removal permit, the existing concrete flooring, and the likely loss of impervious surface that will revert to being a pervious surface. This would impact the necessary size of the detention basin. Right now it is unlikely that the concrete flooring will be removed because of the problems that doing so creates.

There being no further business, Mr. Nichols moved the meeting be adjourned, seconded by Mrs. Leach. Voice vote. All in favor. Motion carried.

Karen M. Coffey
Commission Secretary

Maureen Sullivan
Recording Secretary