

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, MARCH 6, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, March 6, 2017 to order at 7:30 PM.

Members Present: Mr. Aperawic, Mr. Ayaz, Ms. Csantaveri, Councilman de Pierro, Mr. Keller, Ms. Vealey, Chairman Dinsmore

Also Present: Kelly M. Carey, Esq. Planning Board Attorney
Gordon Meth, NV5, Engineer
Edward Snieckus, Burgis Associates, Planner

Absent: Mayor Barberio, Mr. Caivano, Mr. Mele, Mr. Pathak

Announcement is made that adequate notice of this meeting has been given, that it is being conducted in accordance with N. J. S. A. 10:4-6 et seq. of the New Jersey “Open Public Meetings Act”.

Pledge of Allegiance

Chairman Dinsmore opened the floor to the public for anyone wishing to speak.

Chairman Dinsmore read correspondence from Robert Garofalo dated February 22, 2017 requesting an extension of one year for Preliminary and Final Site Plan approved by Resolution until March 23, 2018 for Yogi Divine Society of NJ, Inc.

Mr. Garofalo had since requested an adjournment of the extension of approval hearing from March 6, 2017 to March 20, 2017. The matter was tabled until March 20th.

Application 17:501

Steinen Manufacturing Co, 29 East Halsey Road, Block: 740 Lot: 1, Preliminary Major Site Plan/”C” Variance.

Emily Weiner of Weiner Law Group was present to represent the Applicant for the proposed addition of a loading dock.

The Township Planner summarized his review of the application itemizing the request of waivers. Mr. Keller made a motion to grant the waivers, seconded by Mr. de Pierro.

Roll Call: Approved by All.

Witness Thomas Graham, Licensed Professional Engineer, Partner of Dyxtra Walker Design Group, was sworn and qualified.

Mr. Graham provided testimony and presented a proposed site layout, sheet 2 of 4, marking it exhibit A-1. He described the site and the proposed changes which would allow a tractor trailer better access to the site.

Exhibit A-2, sheet 2 of 4, was presented to show the maneuvers a truck has to make in order to back up to the existing loading dock.

Exhibit A-3 was presented to show the maneuvers a truck would have to make with the proposed changes.

Mr. Graham presented Sheet 4-4, the proposed addition/elevation of the building with grid pattern meeting all the requirement of the zone with the exception of the side yard setback.

Mr. Graham went over the reports of the Planning Board Engineer, Fire District 6 and Planning Board Planner.

Mr. Keller inquired about lighting. One fixture will be replaced over dock, LED, downward illuminating.

Mr. Snieckus confirmed that the requested variance was for side yard setback, C(1) variance.

Mr. Meth asked the applicant to file for a Letter of Interpretation from NJDEP regarding wetlands.

Richard Theurer, General Manager of Steinen Manufacturing Co. was sworn and testified as to the number of parking spaces and number actually needed to make his argument for reducing parking spaces.

Subject to the Burgis Report dated February 15, 2017, NV5 Report dated February 19, 2017 and Chief of Fire District dated January 23, 2017, Mr. Keller made a motion to approve the application, further subject to consulting with the Board Engineer to strip out approximately 15 parking spaces to allow better turning radius and receipt of the LOI from DEP.

Seconded by Ms. Csantiveri.

Roll Call: Approved by All.

Application 16:514

FC Italia Club, LLC, 35 North Beverwyck Road, Block: 607 Lot: 6, Conditional Use/"C" Variance was represented by Vince Riccardi, Esq.

Peter Steck, Professional Planner was sworn and qualified. Provided was Exhibit A-1, a four page packet with aerial and ground view photographs of the area, site

plan of subject property, proposed floor plan of second floor, parking regulations, portion of land use plan map and Zoning regulations.

Mr. Steck reviewed the property, its building, existing second floor, history of property per assessing records, the proposed use and parking. He also discussed the Zoning regulations, numbers of spaces which would be required and why a variance would be beneficial.

Mr. Ayaz asked for clarification of picture 4 of page 2. It showed a plow against fence of neighboring commercial space.

Chairman Dinsmore asked about lighting and windows. Down mounted lights on building will be repaired. There will be emergency egress windows in each bedroom in the front and back of the building.

Mr. Ayaz asked if the applicant would put up their own fence. Yes.

Mr. Ayza had concerns of safety when exiting the driveway. The applicant agreed to work with the Planning Board Engineer for possible safety solutions.

Question from March 6, 2017 meeting regarding ADA space was address. The applicant must comply with the Building departments determination regarding ADA.

An area inside the rear door will be made available for trash receptacles.

Ms. Trapkau of 24 Washington Avenue who lives behind the subject property questioned the distance of windows from rear of building to her property citing privacy.

Mr. Trapkau of 24 Washington Avenue has concerns over the parking.

Mr. Keller made a motion to go into public deliberations, seconded by Mr. Aperawic. Each voiced their opinion regarding the application.

Motion to come out of deliberations made by Mr. Keller, seconded by Mr. Aperawic.

All in Favor.

Subject to the Burgis Report dated February 19, 2017 and NV5 Report dated January 16, 2017 a motion to approve the application, further subject to the Boards Engineers satisfaction to add pavement markings and mirrors and space provided inside rear door for residential trash location. The applicant shall provide plans to Fire District 4 for comments and work with them to address any concerns. Motion made by Mr. Keller, seconded by Mr. Ayaz.

For: Ayaz, Csantaveri, Keller, Vealey, Dinsmore
Against: Aperawic
Recused: de Pierro

Motion to adjourn by Mr. Keller, seconded by Mr. Aperawic
Approved by All.

9:03 PM