

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, MAY 15, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, May 15, 2017 to order at 7:35 PM.

Members Present: Mr. Aperawic, Mr. Ayaz, Mayor Barberio, Mr. Keller, Ms. Vealey, Chairman Dinsmore

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

Absent: Mr. Caivano, Ms. Csantaveri, Councilman de Pierro, 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.

Board Planner presented a proposed re-zoning amendment requested by Glacier Hills Association. Block 171, Lot 69 and Block 170, Lot 49 would be re-zoned from the existing R-3 Residential District designation to the RCW Recreation Conservation and Wildlife zoning designation.

Questions and concerns of the Board were answered by the Board Planner and Attorney.

Motion to recommend the consideration of re-zoning of Block 171, Lot 69 and Block 170, Lot 49 as presented in the Burgis Associates Memorandum dated May 8, 2017 to the Governing Body was made by Mr. Keller, seconded by Mayor Barberio. Approved by All.

Agenda:

Application # 16:501
SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3
Minor Site Plan/ C Variance Approval

Joseph O’Neill, Attorney from Garofalo and O’Neil, was present to represent the Applicant for the proposed second story addition.

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. Aperawic.

Roll Call: Approved by All.

Srinivasa Rao Koppiseti, owner and operator of SRI Lakshmi, Inc. was sworn.

Mr. O'Neill passed out exhibit A-1, Various certificates presented to the Master Koppiseti, and asked him to explain his education and training.

Also discussed was type of classes, number of students per class, maximum number of cars in lot at one time and hours of operation.

Master Koppiseti testified that his business is an afterschool program and a number of students walk to the facility. The proposed second floor would be entirely office and storage for the business and classes would be held on the first floor only. There will be no employees other than Master Koppiseti,

The Board questioned the reason for the number of rooms on the second floor and their uses, the use of the rooftop terrace and its location on the property and the reason for the second front door to the meditation room.

Mr. Frank Matarazzo, Engineer, sworn, presented exhibit A-2, a colorized copy of the site plan dated January 5, 2016. He described the site, the proposed changes, the requirements and the reconfiguration of the parking spaces.

The applicant will continue with curbside garbage pickup and eliminate the proposed dumpster.

Signage is to remain as is. No change to lighting.

David Karlebach, Professional Planner and expert, sworn, presented exhibit A-3 dated May 15, 2017 depicting nearby commercial and residential uses, surrounding businesses and their similar parking configuration. He spoke to the use, the proposed use, parking, coverage and comparison to the surrounding commercial properties.

A motion was made subject to the Burgis Reports dated February 25, 2016 and May 8, 2017, NV5 Report dated May 1, 2017 and subject to final approval from the Chief of Fire District 3. Further subject to the conditions of no doors to terrace area, no separate office tenant, no dumpster, existing lighting will be shielded with no new lighting, all signs will comply, no training on the upper floor, upper floor to be used for office and storage only, grading must comply for the ADA parking space, the revised impervious coverage number will be

provided, landscaping as discussed, Mr. Keller made a motion to approve; seconded by Mr. Aperawic.
Roll Call: Approved by All.

OTHER BUSINESS:

Board Planner discussed a calendar for the Board of upcoming events including the Masterplan re-examination, the Housing Element and Fair Share Plan, Redevelopment Plan for 1515 Route 10 and updates and ordinance refinements.

Motion to adjourn by Mr. Keller, seconded by Mr. de Pierro.
Approved by all.

9:39 PM