

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, JULY 10, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, July 10, 2017 to order at 7:30 PM.

Members Present: Mr. Aperawic, Mr. Ayaz, Mayor Barberio, Councilman de Pierro, Mr. Keller, Mr. Mele, Ms. Csantaveri, 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, 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 Joseph O’Neill dated July 10, 2017 requesting an adjournment of Application 16:501A from July 10, 2017 to July 24, 2017 for SRI Lakshmi, Inc. due to unavailability of their professional witnesses, without further notice.

Agenda:

Application No.: 17:507
Federal Realty, 1123 Route 46, Block: 729 Lot: 7
Preliminary Major and Final Major Site Plan/”C” Variance

Thomas Malman, Attorney from Day Pitney was present to represent the Applicant for the proposed modification of an existing tenant space to remove the existing canopy, construct three new canopies, an addition, relocate the existing curb-line and façade improvements.

Concerns of the Chairman over his attendance at this hearing due to past representation by Day Pitney were addressed and deemed not to be an issue.

The Township Planner summarized the completeness 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.

Mr. Malman summarized the application and called the first witness, Charles Thomas, licensed Engineer in the state of New Jersey, sworn and qualified.

Mr. Thomas presented exhibit A-1, an aerial photo from 2014 of the site entitled Project Site Aerial, giving a brief description of the proposed to include a trash compactor on a concrete pad, signs, façade, the elimination of an offset in the curb line, bollards and sidewalks.

Exhibit A-2, photos of existing freestanding signs which will have face replacements.

There will be no change to drainage patterns, traffic circulation patterns or site lighting. Any temporary storage will be located at the rear of the building.

The Board questioned the visibility of the signs, adjustments to the dumpster area and how it will affect the delivery traffic and bollard color.

Board Engineer requested a 1% grade away from the building for storm water runoff.

Board Planner testified that trimming of the hedges need tending to at the Easterly entrance as it blocks site distance. Also requested was detail of the light fixture subject to Board review and approval. Applicant must coordinate with the Fire Chief any temporary construction storage to maintain to appropriate access.

No questions from the public of this witness.

Witness, Richard Loeschke, Licensed Architect, sworn and qualified, presented exhibit A-3, photograph of existing building, specifically the area of Pathmark. He spoke of the canopy height which is to be removed.

Exhibit A-4, partial plan of front wall of building and elevation. Mr. Loeschke described the location of the proposed 600 sq. ft. addition for entrance vestibule, small storage room, cart storage and recycle bins. Also addressed were canopies and other design features Target locations use. Lighting and signage was briefly discussed. Lighting details are to be provided.

Board Planner brought up that a sign variance would be required for number of signs. Maximum sign area will comply. The proposed height for the Target logo will be lowered to comply with the ordinance at 25 ft.

Exhibit A-5 was presented. Instead of yellow bollards, Target stores use red spheres.

Exhibit A-6. Floor plan. The small grocery will not include service, deli or seafood. The Starbucks sign in the window will require a variance.

The Board questioned the freestanding signs and safety of bollards. Bollard details are to be submitted. Also questioned was State law identifying any pharmacy located inside another store, having identification on the outside of the building.

Board Planner questioned trellis.

No questions from the public of this witness.

Witness Aaron Hemquist, Sr. Development Manager was sworn. Described was a new program called Small Format Stores which are smaller Target stores located in dense areas. The Parsippany location is about half the size of a typical Target and double the size of a small format store. Hours of operation are 8:00 am–11:00 pm. Two deliveries per day are anticipated; grocery in the morning, general merchandise in the afternoon, with smaller delivers throughout the day for items such as potato chips. The employee count is 70 for Small Format and to remain the same at this location. Also discussed was signage outside the store for Starbuck and CVS.

The Board questioned hours of operation for CVS and Starbucks and whether any special events could alter Target store hours.

No questions from the public of this witness.

Councilman de Pierro made a statement to support the application.

A motion was made by Mr. Keller subject to the Burgis Reports dated June 30, 2017, NV5 Report dated June 27, 2017, Report of the Water Superintendent dated June 28, 2017 and Report of Fire District 5. Further subject to sidewalk grade change to 1%, sign variances as required, trimming of vegetation at the South Beverwyck driveway, lighting and bollard details and any other conditions discuss at the hearing.

Seconded by Mr. Mele. Roll Call: Approved by All.

Mayor Barberio conveyed his excitement of having Target choose Parsippany.

OTHER BUSINESS:

The Board Attorney followed up on the Best Practices for Board members.

Photo ID was discussed for Board members to utilize when doing onsite inspections.

Board Attorney reminded Board Members of the RD Realty Soil Moving permit application at the next meeting, which is to be heard the following night at the Council Meeting. Also noted was a discussion that may take place at the July 25th meeting regarding the Route 10 redevelopment plan which the Planning Board was invited to attend for informational purposes. A special meeting notice will be published should a quorum of the Planning Board attend.

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

Approved by all.

8:44 PM