

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, AUGUST 7, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, August 7, 2017 to order at 7:33 PM.

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

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

Absent: Mr. Ayaz, Mayor Barberio, Mr. Caivano, Mr. Pathak, Ms. Vealey,

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.

Resident of 8 Madison Avenue spoke of Yogi Devine on Lincoln Avenue. His concerns are that the building is not where it was proposed, feels height exceeds approvals, construction trucks blocking driveways, work started at 6:55 AM this past Saturday, roads are covered in dirt, dust everywhere, constant noise and what the traffic will be like once the project is complete.

Resolution:

Application No. 16:501B
SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3
Minor Site Plan/C Variance Approval

A motion to Adopt was made by Mr. Keller, seconded by Councilman de Pierro. Approved by All.

Agenda:

Application No. 17:509
CRG 119, LLC, 119 Littleton Road, Block: 391.1 Lot: 7
Preliminary Major Site Plan/”C” Variance

Joseph O'Neill, Attorney from Garofalo & O'Neill was present to represent the Applicant for site changes and signs.

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

Witness Mario Iannelli, Manager of Land Development Services from Dewberry, sworn and accepted as an expert Engineer.

Exhibits A-1, aerial view of the subject site; and A-2, copy of Sheet C-104 with color, were presented. Mr. Iannelli reviewed the lot and surrounded properties.

Proposed were compact parking stalls at the front of the building, additional spaces at the Littleton Road entrance, a drop off area for people and deliveries, a canopy and patio area for employees to have lunch. The west side of the building has garage access for large deliveries of packages. Clean out and maintenance to be done on the detention basin. Landscaping will be created to not further block the building. Eight existing wall packs are to be replaced with LED lighting. Soil conservation approval will be needed.

The Board questioned landscaping and lighting that may cause hot spots.

The Board Planner spoke of the parking, parking setback and landscaping. Lighting details were requested due to concerns of glare on neighboring properties.

No questions from the public of this witness.

Witness Paul Newman, Architect, sworn and accepted as an expert. Presented were exhibits A-3, rendering of the building and A-4 rendering of the monument sign.

The outside of the building is to be refinished, all new glass, the atrium will be two-stories, building and monument signage.

The monument sign would have the building number and is proposed at 66 sq. ft. The building signs on the East and South elevations, both frontage, will total 150 sq. ft. at the height of 36 ft. Both the monument and wall signs will be back lit LED.

The Board questioned the signs, glass vs. vegetation and bird resistant glass.

Board Planner felt a variance should be included in the application for the wall signs since the direction they face do not have access from the street to the site.

No questions from the public of this witness or in opposition of the application.

A motion was made by Mr. Keller to approved the application subject to the Burgis Associates Report dated August 2, 2017, NV5 Report dated July 11, 2017, Tax Assessors Report dated July 7, 2017, Water Departments Report dated July 13, 2017 and Fire District 6 Report dated July 10, 2017; further subject to lighting details to be filed; the ability to change out the building signs to conforming, single corporation, tenant signs; filing an amendment for variances for height and frontage of the wall signs; size of monument; lot coverage and parking. Seconded by Mr. Aperawic. Approved by All.

OTHER BUSINESS:

The Board Planner presented a review of the Redevelopment Plan for Consistency with the Masterplan. The Board was advised of what they are to focus on and the role they play. Questions of the Board were area of 1st phase, water/sewer capacity to support the needs, experiences in developments such as this with family vs. empty nesters, school needs, parking and responsibility of police, fire and ambulance support.

A motion was made by Councilman de Pierro to recommend to the Township Council the Adoption of the Redevelopment Plan. Seconded by Mr. Aperawic. Approved by All.

Mr. Keller was appointed the Liaison to the Fire Prevention Bureau.

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

Approved by all.

9:50 PM