

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, SEPTEMBER 11, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, September 11, 2017 to order at 7:35 PM.

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

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

Absent: Mr. Ayaz, Mayor Barberio, Mr. Caivano, Mr. Keller, 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.

Chairman Dinsmore read correspondence from Matthew Dolan of Meyner and Landis, LLP dated August 1, 2017 requesting an extension of a Preliminary and Final Major Subdivision approved by Resolution August 17, 2015 for Wildlife Preserves.

Councilman de Pierro made a motion for an extension of time of one year of approvals of the Preliminary and Final Major Subdivision and an extension of 190 days to file the signed plat, seconded by Csantaveri.

Mr. Aperawic recused himself.

Approved by Ms. Csantaveri, Councilman de Pierro, Mr. Mele, Chairman Dinsmore.

Resolution:

Application # 17:509  
CRG 119, LLC, 111 (Formally 119) Littleton Road, Block: 391.1 Lot: 7  
Preliminary Major Site Plan/”C” Variance

A motion to Adopt was made by Mr. Mele, seconded by Mr. Aperawic.

Approved by All.

Noted was the street address change from 119 Littleton Road to 111 Littleton Road.

Agenda:

Application # 17:510

Advanced Auto Parts, 1500 Route 46, Block: 719 Lot: 22

Final Major Site Plan/"C" Variance

Steven Tombalakian, Attorney from Weiner Law Group, was present to represent the Applicant for Final Site Plan approval/C Variance.

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

Witness Lonnie Ruffo, Hawthorne Engineering & Consulting, was sworn and accepted as an expert witness.

Discussed was where and what may have led to the discrepancy of the rear South-East corner of the building being placed six inches into the side yard setback.

The witness was questioned as to whether or not any directional signs contained the company logo. Mr. Ruffo stated that all signs were installed as proposed.

Board Planner requested replacement of three evergreen trees by the loading area which are to act as a buffer for the neighboring residential lots.

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

A motion was made by Councilman de Pierro to approved the application subject to the Burgis Associates Report dated September 7, 2017; further subject to replacement of the evergreen trees and signature block. Seconded by Mr. Aperawic.

Approved by All.

Courtesy Review

Parsippany Hills High School, 20 Rita Drive, Block: 166 Lot: 83

Greg Somjen, Parette Somjen Architects, represented the Parsippany-Troy Hills BOE for the direct replacement of the press box. There will be no bleacher or footprint change, no size or height change and no change to the lighting.

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

A motion to appoint the Board Professional by approving their contracts was made by Councilman de Pierro, seconded by Ms. Csantaveri.

Approved by All.

OTHER BUSINESS:

Chairman Dinsmore noted that a request for Planning Board Members to serve as temporary members of the Board of Adjustment could not be granted since the requirements of such request could not be met.

Motion to adjourn by Councilman de Pierro, seconded by Mr. Mele.

Approved by all.

8:01 PM