

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, OCTOBER 2, 2017**

Acting Chairman Keller called the Planning Board Meeting of Monday, October 2, 2017 to order at 7:30 PM.

Members Present: Mr. Caivano, Ms. Csantaveri, Councilman de Pierro,
Mr. Keller, Mr. Mele, Mr. Pathak

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

Absent: Mr. Aperawic, Mr. Ayaz, Mayor Barberio, Ms. Vealey,
Chairman Dinsmore

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

Mr. Keller opened the floor to the public for anyone wishing to speak.

Mr. Keller read correspondence from Joseph O’Neill of Garofalo & O’Neill, P.A. dated September 29, 2017 requesting an adjournment of Application 17:512 and to be heard November 6, 2017 with notice.

Resolution:

Application # 17:510
Advanced Auto Parts, 1500 Route 46, Block: 719 Lot: 22
Final Major Site Plan/”C” Variance

A motion to Adopt was made by Mr. Mele, seconded by Mr. de Pierro.
Approved by Csantaveri, de Pierro, Mele.

Agenda:

Application # 17:511
Yogi Divine, 140 Lincoln Ave., Block: 609 Lots: 11, 12, 14, 15, 16, 17, 18
Block: 481 Lot: 38 Amended Preliminary & Major Final Major Site Plan

Joe O’Neill, Attorney of Garofalo & O’Neill, was present to represent the Applicant for Amended Preliminary & Final Major Site Plan approval.

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 Ms. Csantaveri. Approved by All.

Witness Krutee Shah, License Architect, was sworn and accepted as an expert witness.

Exhibit A-1, small version of the revised site plan, was presented to the board.

Ms. Shah described changes made in the basement for better function by switching the kitchen and arts and crafts rooms, stating there would be no change in square footage. Changes made to the first floor include a corridor between the sanctuary and game area. The sanctuary is reduced by approx. 100 sq. ft. The seating area remains same. Also added on the first floor above the basement entrance is a storage area and restroom, 420 sq. ft., behind the stage area. On the second floor above the first floor entrance area a board room and two storage areas are being added, total 630 sq. ft. A staircase has been removed and replaced with a counseling room. No changes to the roof area. Domes originally on basement roof are now on the first floor roof.

The Board Planner questioned the handicap ramps, first floor loading door off the east side and use of the interior balconies on the second floor since they have increased in number from four to six.

Ms. Shah stated the door leads to the service area and is used as a service exit to the trash area. In regard to the balconies, it is to assist with audio/video and better view for picture taking.

Board Planner spoke of the decorative lighting and how it would be handled to avoid issues.

Mr. Keller opened the floor to the public for anyone wishing to ask questions of the witness.

Cristal Fucito, 10 Madison Avenue questioned garbage pick-up and its access.

John Pitillo, 8 Madison Avenue questioned grading.

Larry Johnson, 9 Lincoln questioned lighting in parking lot.

Witness Shri Kotdawala, Licensed Engineer, sworn.

Exhibit A-2, colorized as-built, was presented to the Board.

Mr. Kotdawala compared the as-built to the previous approval pointing out any changes. Also discussed were the sidewalks, lighting, grading, height and loading and trash areas.

The Board Planner questioned the shifting of a parking space and the sidewalk plan.

Mr. Kotdawala stated the shifting of the space was due to adding a sidewalk on the north side of the building therefore, one space was taken from that area and added to another. Sidewalk will be extended to the dumpster area. There will be sidewalk added on the Northern side by handicapped spaces and an 'L' shaped sidewalk to provide access from Madison Avenue to the site.

Board Engineer had the witness confirm that the impervious coverage has not changed, sidewalk will be added to egress at the Southeast corner of building and grading around ramps will be corrected with minor changes.

Mr. Keller opened the floor to the public for anyone wishing to ask questions of the witness.

Gerald Nardone, Property Manager for Lincoln Gardens, 1280 Route 46 (Office Address), spoke of soil erosion issues and questioned how it will be addressed. Contractors are using Madison exit which does not have approval to be used during construction. It was questioned if the dumpster area would be fenced or landscaped and if landscaping would be added to the area of easement.

Larry Johnson, 9 Lincoln Avenue, spoke of lighting and the issues that have come up in the past due to lack of lighting.

Fred Reinhardt, 15 Lincoln Avenue, questioned dumpster fencing.

John Petillo, 8 Madison, was confused about the grading discussion leaving him concerned about water runoff.

Cristal Fucito, 10 Madison Avenue, questioned parking issues on Madison Avenue and grading.

Edwin Storer, 46 Lincoln Gardens, spoke of runoff during construction and fence height.

Exhibit A-3 was presented to clear up confusion of the fence.

Attorney for the Applicant requested a short break.

Meeting was reconvened at 8:45 and roll was called.

Gunjan Doshi, sworn. Supplied testimony as to the operations of the Temple. He explained the reason for the need of extra storage, a bathroom behind the stage, a bathroom attached to a counselling room, uses of the interior balconies and domes.

Board Planner confirmed with the witness that the counselling room would not be used as an apartment or residence and that deliveries would come by van or box truck 1-2 times a week.

Mr. Keller opened the floor to the public for anyone wishing to ask questions of the witness.

Cristal Fucito, 10 Madison Avenue, spoke of an issue regarding hours of construction with work beginning and ending at times outside the timeframe permitted by ordinance. Concerns over bad language used by construction workers was also addressed.

Mr. Keller 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, NV5 Report dated September 6, 2017, Report of the Water Superintendent dated September 12, 2017; further subject to all conditions of the prior Resolution, security lighting, construction hours, compliance of construction ordinances and sidewalk changes. Seconded by Mr. Caivano.

Approved by All.

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

Approved by all.

9:07 PM