

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, NOVEMBER 20, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, October 16, 2017 to order at 7:31 PM.

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

Also Present: Kelly Carey, Planning Board Attorney
Edward Snieckus, Burgis Associates, Planner
Bryan VanderGheynst, NV5, Board Engineer

Absent: Mr. Aperawic, Mr. Ayaz, Mayor Barberio, 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.

John Pitello, 8 Madison Avenue, spoke of Yogi Divine concerns.
Sue DeJessa, 45 Hoffman Avenue, spoke of Yogi Divine traffic concerns.

Correspondence:

Chairman Dinsmore read a letter from Robert Garofalo dated November 15, 2017 requesting an adjournment of the Old Bloomfield, LLC (Land Rover) Application until the meeting of December 4, 2017 without further notice.

Resolution:

Application # 17:512
Robert Fitzsimmons, Block: 593 Lot: 3, 91 Iroquois Avenue
Minor Subdivision/”C” Variance

A motion to Adopt was made by Mr. Keller, seconded by Ms. Csantaveri.
Approved by Csantaveri, Keller, Mele, Vealey, Dinsmore.

Approval of Minutes: 02.06.17, 02.27.17, 03.06.17, 03.20.17, 04.03.17, 04.17.17, 05.15.17, 06.05.17, 06.19.17, 07.10.17 07.24.17, 08.07.17, 09.11.17

A motion to Adopt was made by Mr. Keller, seconded by Ms. Csantaveri.
Approved by All.

Agenda:

Application # 17:518
Conroy/Sulpy, Block: 75 Lot: 1, 14 St. Peters Road
Minor Subdivision/'C' Variance

Paula DeBona, Attorney, was present to represent the Applicant for a subdivision.

The Board Planner summarized his completeness review of the application itemizing the request of waivers. Mr. Keller made a motion to grant the waivers, seconded by Mr. Mele. Approved by All.

Thomas Conroy, Owner/Applicant, sworn, testified to the reason for an easement purchased from a neighboring lot which had been for sale, to be followed by a lot line revision. The adjustment in land would result in an additional 5 ft. whereas access to his front stairs currently sits at 1.5 ft. from the property line and a total proposed side yard of 11.1 ft. The area is currently maintained by the Applicant and will remain as is with no planned change. The Board Planner had the Applicant confirm that there is not additional land to buy to bring the lots more into conformity as they are landlocked by adjacent streets/roadways and no planned changes to the buildings.

Board Members confirmed the Applicant is a CMA lease holder, not owner. The Board Attorney felt a written document from CMA would be needed to confirm they are aware of and agree to the proposed.

Joseph O'Neill, Counsel for CMA, stepped up to confirm the Association consents to the application and asked the Applicants to have all the documents straightened out with Linda.

Chairman Dinsmore opened up the floor for anyone wishing to speak in regard to the application.

Attorney for the Applicant closed her case.

A motion was made by Mr. Keller to approve the application subject to the Burgis Associates Report dated November 8, 2017, NV5 Report dated October 26, 2017; further subject to the appropriate paperwork being provided from the CMA. Seconded by Mr. Mele.

Approved by All.

Application # 17:517

MCC III, Block: 136 Lots: 43.5, 400 Interpace Parkway
Preliminary & Final Major Site Plan/'C' Variance

Joseph O'Neill, of Garofalo and O'Neill, was present to represent the Applicant for a three level parking garage.

The Board Planner summarized his completeness review of the application itemizing the request of waivers. Mr. Keller made a motion to grant the waivers, seconded by Mrs. Csantaveri. Approved by All.

Witness, Dana Getz, Management of MCC III, sworn, testified the reason for the proposed is to be more marketable and competitive in attracting tenants who are looking for a larger parking ratio, and to keep the office building full.

The Board Members questioned parking needs and traffic possibilities.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Witness, Robert Weissenborn, Licensed Architect in State of NY, employed by a company which is licensed in NJ, was sworn. A general description was given of submitted plan, drawing A1, grade level plan. The existing lot consists of surface parking on which the proposed will be built with three entrances. Due to the slope of the land, two entrances will be on the second level with one on the lower level. Stair towers will be located at the east and west ends of the garage. The 670 car facility is an open parking precast structure with LED lighting using the IES parking standards. Dry standpipes will be located throughout the structure and stairwells.

The Board questioned elevation and number of levels.

The Board Professionals questioned the overall dimensions, highest side of the structure and elevation of stair tower.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Edwin Caballero, sworn and accepted as an expert witness for Engineering purposes.

Presented was Exhibit A-1, Overall Aerial of subject lot and Exhibit A-2, Site Plan Rendering. A brief description was given of the streets and commercial uses surrounding the property in question; the existing structures and current use of the property in question; the proposed height of the structure, sq. ft., setbacks, building coverage, impervious coverage, elevation, view of structure, and re-location of dumpster to South side of existing parking lot. Also given were the

vehicle and pedestrian access points; total number of proposed parking spaces, 2120, with 11 handicap in the proposed parking deck and another 26 throughout the site. There are no changes to the existing loading docks and stormwater will be tie into the existing drainage which leads to the detention on the North side. Although there is a 774 sq. increase in impervious coverage due to the parking deck, 7735 sq. ft. of parking area has been removed from the East side to maintain the existing impervious coverage. Building coverage will increase from 20.8% to 25.7%. A 6 in. waterline and hydrant are proposed; an existing electrical line will be tied into an existing transformer and no change in sewer or gas service. Seven existing trees will be lost and seven are proposed which will surround the perimeter of the parking deck. A 6 ft. fenced in landscape material storage area in the North-East corner of deck with three parking spaces in front reserved for maintenance personnel is also proposed. Additional landscaping on the West side of the structure in islands will be planted as requested by the Board Planner. No signage other than internal directional. 17 light fixtures on the parking deck are proposed. Fixtures on top level will be equipped with sensors. Light fixtures on top of deck will possibly be lowered. No impact on traffic is expected.

The Board questioned parking during construction, where snow would be moved, hydrants and landscape material storage area and fence height.

The Board Engineer questioned safety measures on the base level of parking deck and intensions of the shift in four ADA parking spaces.

The application will be amended to include a major soil moving permit per Mr. O'Neill.

The Board Planner questioned other possible alternatives to construct the parking deck in regard to the building height, confirmed the setbacks, buffering and reason for location of the proposed.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Daniel Bloch, sworn and accepted as an expert witness in planning issues, presented Exhibit A-3, View of subject property looking South from adjacent property, Existing parking structure at MCC IV and View of driveway entrance from Walsh Drive. Testified too were the findings and reasons for approval of the application. Also reviewed were variances needed.

The Board Planner asked for Exhibit A-1 to be addressed for the record.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Mr. O'Neill gave a brief overall reason for the application.

A motion was made by Mr. Keller to approved the application subject to the Burgis Associates Report dated November 3, 2017, NV5 Report dated October 31, 2017, Tax Assessor Report dated October 11, 2017, Water Superintendent Report dated October 30, 2017, Fire District 2 Report of October 31, 2017; further subject to reducing the height of the lighting, landscape improvements. Seconded by Mr. Mele.

Approved by All.

Further move that the Board recommend to the Governing Body the approval of the soil moving application. Seconded by Mrs. Csantaveri.

Approved by All.

Motion to adjourn by Mr. Keller, seconded by Mrs. Csantaveri.

Approved by all.

9:20 PM