

**MINUTES OF THE PARSIPPANY – TROY HILLS  
MINOR SITE PLAN AND SUBDIVISION COMMITTEE  
MONDAY, MARCH 26, 2018**

Chairman Dinsmore called the Minor Site Plan and Subdivision Committee Meeting of Monday, March 26, 2018 to order at 7:57 PM.

Members Present: Mr. Aperawic, Ms. Csantaveri, Mr. Frigeri, Mr. Von Achen, Chairman Dinsmore

Also Present: Scott Carlson, Planning Board Attorney  
Susan Favate, BFJ Planning, Board Planner

Absent:

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”.

Chairman Dinsmore recused himself due to a family member who works for Day Pitney. Mr. Aperawic took the role of Chairman.

Pledge of Allegiance

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

Agenda:

Application No. 18:502  
Federal Realty  
1123 Route 46, Block: 729 Lot: 7  
Minor Site Plan

Thomas Malman of Day Pitney was present to represent the Applicant for approval of façade improvements, landscaping, a platform with stairs and bollards.

Witness, Andy Bottaro, Property Owner, spoke of the recent Target approval and the proposed renovations of the shopping center.

Witness, Paul Winters, Licensed Civil Engineer from Bowman Consulting gave a general description of the property in question and surrounding area. Sheet 1 of the previous submitted plan was on display for the Board. There is to be no change in use, occupancy, parking spaces or building size.

Exhibit A-1, Color Rendering of Proposed Conditions was presented. Described was the area of improvement with an increase in width of sidewalk in front of Michaels and Dollar Tree by approximately 2 ft. and a reduction of 2ft. from the drive aisle to no less than 28 ft. in width. Speed humps will be installed in the front and rear drive aisles to slow traffic. Lighting and landscaping were briefly discussed.

The Board questioned impact on impervious coverage. The witness stated that due to landscape areas coming out of impervious areas there should be a slight decline in impervious.

Freestanding signs will be refaced and restyled to match the façade. Building signs will be removed and replaced with no change in size. No stormwater or utility work is required or proposed.

The proposed outdoor seating is amenity seating and not assigned to any one store nor is there to be food service.

The Witness noted the Applicant would comply with all items in the Planner and Engineer reviews.

Owner, Andy Bottaro and Witnesses Paul Winters and Pedro Sales were sworn by the Board Attorney.

Witness, Pedro Sales, Licensed Architect, presented Exhibit A-2, Rendered Plan Sheet L1.2 from the site plan, gave a general description of the design.

Exhibit A-3, Photos of the existing conditions and proposed, was presented and described with focus on the canopy. Also discussed was the amenity seating.

The Board questioned the length of the canopy, asked if there would be waste cans and about the landscape survival through the winter months.

Lighting will be LED linear fixtures which turn on at dusk and off an hour after stores close.

Exhibit A-4, Photos of the Existing and Proposed Freestanding Signs, was presented. The Witness testified to the re-use of much of the existing internal structure and re-clad of the external to match the building.

The transformer work in the rear of the building was briefly discussed where the stairs and platform would be removable and the proposed bollards would match the existing bollards.

Mr. Frigeri made a motion approve the application subject to the BFJ Report dated March 20, 2018 and Keller & Kirkpatrick Report dated March 19, 2018; further subject to conditions provided in testimony. Second by Mr. Von Achen.

Motion to adjourn by Mr. Von Achen, second by Ms. Csantaveri.

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, MARCH 26, 2018**

Chairman Keller called the Planning Board Meeting of Monday, March 26, 2018 to order at 7:59 PM.

Members Present: Mr. Aperawic, Ms. Csantaveri, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Councilwoman McCarthy, Mr. Von Achen, Chairman Keller

Also Present: Scott Carlson, Planning Board Attorney  
Andrew Cangiano, Keller & Kirkpatrick, Board Engineer  
Susan Favate, BFJ Planning, Board Planner

Absent: Mr. Ayaz, 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 Keller opened the floor to the public for anyone wishing to speak.

Resolutions:

Application No. 18:502  
456 ParsIPPany Rollup, LLC  
4, 5, 6 Century Drive, Block: 202 Lots: 1.2, 1.4, 1.6  
Preliminary & Final Major Site Plan w/C Variance

The Board Attorney noted revisions made to the Resolution. A motion to adopt was made by Mr. Dinsmore. Second by Mr. Aperawic.

Approved by Aperawic, Csantaveri, Dinsmore, Hernandez, Von Achen, Keller.

Application No. 18:501  
SCADA  
Courtesy Review

A motion to adopt was made by Mr. Dinsmore, second by Mr. Aperawic.

Approved by Aperawic, Csantaveri, Dinsmore, Hernandez, Von Achen, Keller.

Minutes for Approval:

Mr. Dinsmore made a motion to approve the minutes of March 12, 2018, second by Mr. Aperawic.

Approved by Aperawic, Csantaveri, Dinsmore, Hernandez, Von Achen, Keller.

Agenda:

Application No. 18:502  
Caggiano Properties, LLC  
272 Parsippany Road, Block: 393 Lot: 1  
Major Soil Moving Permit

The Board Attorney noted that he and the owner of the property are distant relatives which there were no objections too.

Joshua Gorsky, Attorney from Mandelbaum Salsburg, was present to represent the Applicant in connection with a Major Soil Moving Permit.

Witness Brad Thompson, Licensed Engineer from Bohler Engineer was sworn and testified.

The soil move Application is in connection with an approved Application from 2016 where the hope is to start construction in April. 2400 yards of soil is to be moved. Soil is to be moved within the site with top soil being brought in for landscaping. Some fill may be removed for regrading. It is estimated that 50 trucks loads will come and go throughout the course of construction which should take five to six months. Fill will be taken is from Parsippany Road to Route 287 to another site in Franklin Lakes. It was agreed by the Applicant that any soil movement will not begin until after 9 AM and that all items of the Township Engineer memorandum would be complied with.

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

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

Mr. Dinsmore made a motion to recommend the soil moving permit to the Township Council for approval. Second by Mr. Von Achen.

Presentation:

Dr. Susan B. Elbin, Director, NYC Audubon. Bird-Friendly Building Design: Identifying Problems, Providing Solutions

Until recently, the problem of birds striking buildings has been almost unrecognized as an issue of sustainability. However, the Green Building Council has responded by adding a Pilot Credit, Reducing Bird Mortality, to the LEED rating system. Toronto, San Francisco, Oakland and the state of Minnesota now mandate bird-friendly construction in some cases and more legislation and voluntary guidelines are pending. Moving into the future it will be increasingly necessary to design structures with impact on birds in mind. This presentation explains how to recognize hazards to birds in the built environment. Case studies and a slide show illustrate many currently available strategies for reducing bird mortality and how bird-friendly design can add value to strategies often deployed to control heat and light or promote security.

Motion to adjourn. Approved by All.