

**MINUTES OF THE PARSIPPANY – TROY HILLS
MINOR SITE PLAN AND SUBDIVISION COMMITTEE
MONDAY, JULY 23, 2018**

Chairman Dinsmore called the Planning Board Meeting of Monday, July 23, 2018 to order at 7:08 PM.

Members Present: Mr. Aperawic, 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".

Pledge of Allegiance

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

Minutes for Approval:

Mr. Von Achen made a motion to approve the minutes of March 26, 2018, second by Mr. Aperawic.

Approved by All.

Agenda:

Application No. 18:510
McDonalds
1123 (1155) Route 46, Block: 729 Lot: 7
Minor Site Plan

The Board took a five minute break so the Applicant could make a phone call due to possible concerns with the application, than reconvened.

Mike Miceli, Attorney from Weiner Law Group was present to represent the Applicant for interior and exterior renovations. A portion of the application proposes re-stripping the parking lot and renovations to the restroom to be ADA compliant but to also update aging aspects of the site.

Witness, Matt DeWitt, Professional Engineer from Core States testified that that the applicant wishes to do upgrades and repairs. Two ADA parking spaces will remain in the same location but will be restriped and regraded to be in compliance. The access isle up to the front door and replacement of the front sidewalk will allow for a compliant path of travel from the parking lot to the front door. The menu boards will be replaced with a LED digital pre-browse board that is approximately 10 sq. ft. and a digital menu board that is approximately 20 sq. ft. which is a reduction in size from the existing boards. The red roof will be removed and the existing stucco will be painted.

Exhibit A-1, Exterior Design Guidelines, was presented to the Board. Signage is being proposed and is presented in the exhibit however the two 'M' symbols and the 'welcome' sign over the door are not part of this application. The 'McDonalds' lettering is the only signage proposed.

Exhibit A-2, Menu Boards, was also presented to the Board.

There is no change to the site lighting or landscaped areas. Holes in the shrub area are to be filled and the height lowered for better visibility.

Code enforcement issues in regard to window signage will be address. There is no deed restriction or protective covenant.

Mr. Aperawic made a motion to approve the application subject to both 'M'signs and 'welcome' sign be removed from the application, second by Mr. Von Achen.

Approved by All.

Motion to adjourn by Mr. Aperawic, second by Mr. Frigeri.

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, JULY 23, 2018**

Chairman Keller called the Planning Board Meeting of Monday, July 23, 2018 to order at 7:30 PM.

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

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

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

Correspondence:

Chairman Keller read correspondence from Robert Garofalo dated June 14, 2018 requesting an extension of one year for Amended Final Site Plan approved by Resolution from June 30, 2017 to July 1, 2018 with a final extension to June 30, 2019 for Morris Corporate Center VII.

Joe O'Neill, Attorney from Garofalo & O'Neill, was present to represent the Applicant and testified this would be the final extension of approval to allow the Applicant to complete the project.

The Board Planner recommended approval to be granted by the Board for the extension in part of the continued signs of improvements from the 2008 economic recession as demonstrated by another recent project in the area.

Mr. Dinsmore made a motion to approve an extension until June 30, 2019, second by Mr. Aperawic.

Approved by All.

Minutes for Approval:

Mr. Aperawic made a motion to approve the minutes of April 23, 2018, second by Ms. Hernandez.

Approved by All.

Other Business:

Ordinance 2018:12 Amending and Supplementing Chapter 430, Accessory Uses and Structure in the RCW Recreation, Conversation and Wildlife District.

The Board Planner gave background of the ordinance changes as part of settlement with the Wildlife Preserves, which relates to the establishment of the RCW Zone, by adding specific accessory uses all of which have square footage and buffer requirements with public access from South Beverwyck or Troy Meadow Roads. The roll of the Board is to determine Master Plan consistency of the proposed ordinance changed.

Jim Lott, Township Attorney, was present to discuss matters regarding the litigation of Wildlife Preserves. The Board voted to go into closed session then reconvened.

Councilwoman McCarthy made a motion finding the ordinance to be consistent with the master plan, second by Mr. Dinsmore.

Approved by All.

It was announced that Mr. Von Achen is moving up to a Class IV Board Member and will be sworn at the next meeting. Another Alternate is being sought.

The Board discussed the new Master Plan, preparation, and the best way to include the public for their input.

Motion to Adjourn. Approved by All.

8:36 PM