

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, AUGUST 20, 2018**

Chairman Dinsmore called the Planning Board Meeting of Monday, August 20, 2018 to order at 7:34 PM.

Members Present: Mr. Aperawic, Councilwoman McCarthy, Mr. Pathak, Ms. Vealey, Mr. Von Achen, Chairman Dinsmore

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

Absent: Mr. Ayaz, Mr. Frigeri, Ms. Hernandez, Mr. Keller

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 Von Achen was sworn by Mayor Soriano as a Class IV Planning Board Member.

Minutes for Approval:

Mr. Aperawic made a motion to approve the minutes of July 23, 2018, second by Councilwoman McCarthy.

Approved by All.

Agenda:

Application No. 18:511  
Consolacion Navarro, 544 Allentown Road, Block: 306 Lot: 1  
Minor Subdivision w/'C' Variance

Rosemary Stone Dougherty, Attorney, was present to represent the Applicant for a two lot subdivision.

The Board Planner summarized her completeness review of the application itemizing the requests of waivers. Mr. Pathak made a motion to grant the waivers, second by Mr. Aperawic. Approved by All.

Fred Meola, Licensed Planner, Professional Engineer and Surveyor, was sworn by the Board Attorney. Presented was a colored rendering of the plans submitted with the application to show the existing conditions of the lot and the proposed subdivision. The lot sits at the corner of Allentown Road and Delanco Drive with the existing home at the southerly end of the property. A small home is being proposed at the corner for extended family members. The current lot is 10,878 sq. ft. and 'L' shaped with proposed lots of 5,175 sq. ft. and 5,703 sq. ft. The existing home has a preexisting condition that puts the structure 2.1 ft. into Delanco Drive. With the subdivision the new home will comply with setbacks and coverage, but the existing home will be over on building coverage. A soil movement approval will be needed from the County.

Exhibit A-1, Photos taken August 20, 2018 of area homes along Allentown Road and Delanco Drive and an aerial map of the subject lot and surrounding area, was presented to the Board. Mr. Meola reviewed the pictures testifying to the size of each lot and styles of homes. Seven lots were identified as being insufficient in lot area. The proposed home will comply with the 25 ft. front yard setbacks, six foot side yard and 20 ft. rear yard setbacks. No site obstructions are expected however any site triangle easements would be recorded and perfected. It was noted that the plans submitted with the application show a third floor and bedroom however the Applicants Attorney assured the Board that the plans were not of what is being built but to give a feel of the elevation and overall size of house. There was question as to a proposed patio but it was noted that the plans submitted are generic and only note such. Should the Applicant decide she would like a patio, it will meet the setbacks. There was discussion of moving the proposed home forward to be more align with other homes in the area which would give additional yard to the rear. Two driveways are being proposed, one for each home however, there is question whether there is enough room for more than one car in the proposed driveway for the existing home. A variance request to move the driveway back two feet and three feet off the property line is thought to be the solution. A meeting with the Township Forester was thought to be a wise idea to discuss any necessary landscaping. Mr. Meola reviewed necessary variance and addressed the Board Engineers review noting that he will comply with all comments and recommendations.

The Board had reservations over the height of the new home, if it would fit into the neighborhood and size of driveway. Questioned was the reason for the location of the division because it was felt it created many variances. There were also concerns of the lot width and coverage of the building.

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

Joanne Lukany, 560 Allentown Road, had concerns over the height of the proposed home, location of the driveway and that she received her legal notice just days before the hearing.

Karen Phelps, 21 Delanco Drive, asked which direction the new home would face and about moving the house closer to the road.

Neil Mautone, 563 Allentown Road, had concerns of the height of the proposed house.

Motion to carry the Application to October 15, 2018 was made by Mr. Aperawic, second by Councilwoman McCarthy. Approved by All.

Motion to Adjourn.

9:10 PM