

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, SEPTEMBER 10, 2018**

Chairman Keller called the Planning Board Meeting of Monday, September 10, 2018 to order at 7:36 PM.

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

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

Absent: Mr. Ayaz, Mr. Pathak, Mr. Von Achen, 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.

Correspondence:

Correspondence dated September 7, 2018 was received from Robert Garofalo of Garafolo & O’Neill in connection with pending Application Latitude West Owner, LLC and Latitude East Owner, LLC requesting the Amended Preliminary Major Site Plan Approval memorialized by Resolution September 21, 2015 be extended to September 21, 2019.

Mr. Dinsmore made a motion extend the 2015 Approval for one year to September 21, 2019, second by Councilwoman McCarthy.

Approved by All.

Agenda:

Application No. 18:513  
Latitude West Owner, LLC and Latitude East Owner, LLC  
389-399 & 369-379 Interpace Parkway, Block: 136 Lots: 36.05 and 36.06  
Preliminary and Final Major Site Plan w/‘C’ Variance

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present to represent the Applicant to build a connecting 5,000 sq. ft. atrium structure between two of the four existing office buildings on the subject lot and other improvements.

Witness, Ryan Fraser, Director of Acquisitions with Visions Real Estate Partners who is a local owner, operator and developer based in Mt. Lakes. Visions own two properties in Parsippany, including the proposed, as well as other locations around Morris County. Described were some of these projects with expectation of bringing the same success with the proposed. It was explained that the campus was owned and operated under two separate entities but was acquired and now owned under single ownership.

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

Witness, Ben Crowder, Senior Project Manager with Bohler Engineering, was sworn by the Board Attorney.

Exhibit A-1, Aerial Exhibit, dated September 10, 2018, was presented to the Board with a description of what exists today on the subject lot. The lot which was the former MCC IV campus was marked with a yellow dashed line and consists of lots 36.05 and 36.06 and is approximately 35 acres. Each lot contains a four story office building with gross floor area of 335,000 sq. ft. The lots share a four level parking deck containing 1,152 parking spaces and the campus as a whole, holds 1,920 parking spaces. There are three above ground retention basins, two located on the eastern portion and one on the southern portion. The surrounding area and uses were described; noted were the access points. The Witness described the four component of the project as being the phased parking deck from 2015 which will have no changes to the design but will include one additional parking space from the prior approval. This deck will be split into two phases.

The Board asked if there will be any soil removal required.

Exhibit A-2, Colorized Site Layout Plan, Sheet 5 of 16 from the plans submitted, dated July 23, 2018, was presented to the Board. They are looking to increase the front exterior amenities to the northern portion of the building which serves as the main entrance with some amenity space to the southern portion of the building. The amenities will include swings, water features, fire pits and seating. There will be stone steps on the eastern portion of the development, an arch wall feature along the front of the site, a covered walkway to the parking area to the North from the front entrance and walkways. There will be new ADA spaces as well as a counter clockwise drop off and pick up area for each building. Landscaping on the northern portion of the site will include over 7,500 new plantings. On the southern portion of the building the continuation of a concrete sidewalk will connect to create a walk round the entire

perimeter of the building. On the southwest corner of the building a sunken garden patio area is proposed. This portion of the site will include over 2,300 new planting. Also proposed is LED pedestrian lighting along sidewalk sections and within the amenity spaces. The pick up, drop off area will have LED bollards with pole mounted LED lights in the center median of the drop off, pick up area. Any traditional light sources will be retrofit with LED fixtures. Setback violations with regard to the proposed were briefly discussed.

Exhibit A-3, Colorized Sign Plan, Sheet 8 of 16, dated July 23, 2018 and Exhibit A-4, Colorized Sign Detail, Sheet 9 of 16, were presented to the Board. Four different signs are being proposed, each to serve different purposes. The existing conditions include three access points on Interpace Parkway. A pylon is proposed at each point and will be setback the required 20 ft. and are 50 sq. ft. in size. Signs will have the Latitude branding logo, address and panels for tenant in the complex. 11 Vehicle directional and 11 pedestrian way finding signs are proposed. A building ID sign will be located on the arching wall feature.

Then Board Engineer's report was discussed and all comments which pertain to this witness will be complied with. Items 4 and 14 from the report will be discussed by the applicant's architect and garage designer.

The witness stated he met with Jim Walsh from Parks and Forestry on July 29, 2018 and although a report was not provided from him, all conditions discussed will be met. As a condition of approval, Mr. Walsh requests the applicant work with him as to the plantings. Comments from the meeting with the Forester will be incorporated into the plans.

The Board Engineer asked for clarification on the accent paver stripe and arched wall feature with the identification sign. The sign will be located on the eastern portion of the sign. The landscape architect's original plan to continue the theme of the arch using pavers that go through the ADA spaces will be changed to an ADA compliant surface on the parking spaces and pedestrian path. A vehicle circulation template will be provided to verify the adequacy of the driveway opening to the counter clockwise circulation.

The Board question if the vehicle and pedestrian way finding signs have lighting and if there will be any crosswalks.

Existing crosswalks will remain that service access points from the garage to the north and is now proposed through the glass canopy to entrances of the buildings. There is a proposed sidewalk on the south side of the site and a long crosswalk on the southeastern portion of the development to the existing sidewalk. Material of different color will be used for the southeastern crosswalk to help guide pedestrians safely

through this area and the curb line will be modified, also to give safe pedestrian crosswalk access through the area.

There will be 37 ADA spaces and an ADA sidewalk which provides access to the sunken garden. The garden can also be accessed from inside the building. Storage of items such as the fire pit and swings will be stored internally during winter months.

72 trees are being removed and trees are proposed. The township forester will decide which trees will remain and be removed.

The Board questioned the swings and crosswalk safety,

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

Witness, Robert Weissenbor, Licensed Architect, was sworn by the Board Attorney and presented Exhibit A-5, Drawing A101, Grade Level Plan. The Witness testified to the previously approved four level parking structure which will be built in two phases and located in the southwestern portion of the property. Parking will increase from 1,920 spaces to 2,507.

Exhibit A-6, North and South Elevation, Drawing A201, was presented to the Board to show the open parking structure which is precast concrete with spandrels which hold the structure and provide a vehicle barrier. There will be two stairwells and an elevator. The south elevation will be constructed in phase 2.

The Board questioned why the parking structure would be constructed in two phases and if the second garage was to be built on a need be basis. Also asked was if emergency vehicles could get in, if ambulance access was an issue in 2015, what type of fire suppression would be used and if there was an emergency operation plan in place.

The Board Engineer questioned where drainage would be directed and if the height and square footage were the same as the previous approvals.

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

Witness, John Burk, Licensed Architect was sworn by the Board Attorney and presented A Drawing A10.01, Overall Floor Plans and Elevations, dated July 23, 2018. This plan was submitted with the application and shows the connecting atrium in the center of the buildings.

Exhibit A-7, Photo of Existing Project showing the east and west buildings; area of connector; the front amenity and rear site of project where the service areas are located.

Exhibit A-8, Drawing A10.02, Colorized Elevations and Floor Plans, dated July 23, 2018, was presented to the Board. It is an enlarged plan of the atrium. The exterior is made of granite, which will match the existing buildings, and glass.

Exhibit A-9, Elevation View of the Atrium. Described were features, materials to be used and access. All amenities can be accessed from inside each building through elevators to the lower level.

Exhibit A-10, Colorized Interior Rendering, was presented to the Board to show the lowest level of the atrium look toward the second level and seating area. Materials were described.

Exhibit A-11, Atrium, was presented to the Board giving a view of the atrium from the opposite direction to the lowest level. A handicapped person would access this level by elevator.

Exhibit A-12, Swing and Glass Canopy Concept, was presented to the Board.

The Board Engineer asked if the connector would require soil excavation.

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

The Board took a ten minute break and reconvened with roll call.

Mr. O'Neill announced that after consulting with their experts the application would have to be amended for a major soil moving permit recommendation.

Mr. Crowder explained that approximately 1,600 cubic yards would have to be removed for the connector between the buildings but to be safe they are requesting a permit for the removal of 2,000 cubic yards since only rough calculations were figured during the break. The Applicant will conform with all soil movement requirements of the ordinance.

A motion to recommend the Major Soil Moving Permit to Council was made by Mr. Dinsmore, second by Mr. Aperawic. Approved by All.

Witness, Paul Ricci, Licensed Planner, was sworn by the Board Attorney and discussed negative and positive criteria, variance relief, signs and why this application is considered appropriate for approval.

The Board asked if the site address would be on the signs and if an easement would be necessary between the two properties.

Any cross easement will be recorded. The Applicant will comply with the location of the solid waste receptacles and storage location of the construction materials for the parking deck, per the Board Planner comments and be revised on the plans.

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

The Applicants Attorney summed his case.

Mr. Dinsmore made a motion to approved the application subject to the BFJ Planning report dated August 23, 2018, Keller & Kirkpatrick report dated August 21, 2018, Water Superintendent report dated August 29, 2018; further subject to working with the Board Planner, Board Engineer and Township Forester on the landscaping plan, to explore bird friendly design options and file and record cross easements between lots. Second by Ms. Hernandez.

Approved by All.

Other Business:

The Board Planner gave an update on the Master Plan. Council approved a contract with BFJ Planning for the creation of the new Master Plan. An internal staff kick off meeting is schedule for September 20, 2018. September 24, 2018 will be the Planning Board kick off meeting. Focus groups and a breakdown of the Township for meetings with residents and businesses regarding the Master Plan was discussed.

The Mayor made an announcement that September 11, 2018 will be the Townships memorial service of the events of 2001. Sunday, October 14, 2018 will be the Italian food and culture festival on North Beverwyck Road and Minnehaha Boulevard.

Motion to adjourn.

9:52 PM