

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, SEPTEMBER 24, 2018**

Chairman Keller called the Planning Board Meeting of Monday, September 24, 2018 to order at 7:30 PM.

Members Present: Mr. Aperawic, 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  
Andrew Cangiano, Keller & Kirkpatrick, Board Engineer

Absent: Mr. Ayaz, Mr. Dinsmore, 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.

Approval of Minutes:

A motion to approve the Minutes of August 20, 2018 by Mr. Frigeri, second by Mr. Aperawic.

Approved by All.

Agenda:

Application No. 18:512  
McDonalds, 3111 Route 46, Block: 411 Lot: 30  
Minor Site Plan w/'C' Variance

Michael Mecelli, Attorney from Weiner Law Group, was present to represent the Applicant and testified that although he applied for minor site plan, he is moving forward with the application as a Preliminary and Final Major Site Plan and is eliminating the variance. They are proposing minor interior and exterior renovations; changes to parking space, restriping, façade, compliance with the ADA and signage.

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

Witness, Timothy Aguilar, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-1, Title Survey of dated July 6, 2018, Revision 3. The existing conditions and surrounding area and uses were described. There are currently 18 parking spaces and one loading space which will remain unchanged, as well as the access points. The existing lights will remain and parking stalls which are deficient in size will be brought up to conformity.

Exhibit A-2, Site Layout Plan, dated July 23, 2018, Revision 1, was presented to the Board. Proposed are ADA parking improvements to meet current standards, drive-thru signs, additional landscaping and interior and exterior modifications. The only ADA parking space east of the building will be relocated across the drive aisle to the southern side of the building. This area is too steep could not be regraded to meet ADA criteria. Other improvements include new crosswalks, ADA ramp improvements and a walk in front of building. A decrease of three parking spaces will result in going from 18 to 15 spaces and impervious coverage is being reduced by 200 sq. ft. do to the parking modifications. The Applicant agrees to work the Township Forester to plant additional evergreens around the trash enclosure, add ground cover and shrubs around the building. There are currently three building signs totaling 114 sq. ft., all of which will be removed. Two Arch signs are proposed, each 14 sq. ft. and placed on the front and rear facades. The current drive thru sign will be removed and replaced with five smaller signs. The freestanding and directional signs will remain unchanged.

Exhibit A-3, Proposed McDonalds Restaurant, dated September 20, 2018, was presented to the Board. The blade on the north side of the building will be removed and the rear blade will be extended. The interior will be upgraded for a café feel. It will be repainted, chairs and counter areas modified with the front entrance and bathrooms being brought up to ADA standards. The setback variance being removed was due to an error in a number on the plan for the canopy and a 4 inch medal plate along the side of the building which will be pulled back to improve the existing conditions. The Applicant will also comply with the report of the fire district.

It was confirmed for the Board Planner that there will be no new exterior lighting on the building or in the parking lot however, there will be new wallpacks which will not be meant for site lighting.

The Board asked if McDonalds would remain open during renovations, if the ADA space being moved would be replaced with plantings, where the new ADA space would be in relation to the four parking spaces meant for preorder pickup and orders not ready from the drive-thru and if these four spaces would remain. It was also asked if the reserved spaces count toward as parking spaces. It is noted by Ms. Vealey that although the spaces are designated as reserved by the restaurant, if a resident parks in one of these

spaces, violations will not be issued by the police department since there is not an ordinance that addresses the subject. Signage for the drive-thru was also questioned as well as the number of signs.

Exhibit A-4, Proposed Signs, dated July 23, 2018 was presented to the Board to identify the five drive-thru signs which are the welcome point gateway, prebrowes menu board, springboard canopy, menuboard and pick up here.

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

Witness, David Karlebach, Licensed Professional Planner, was sworn by the Board Attorney and gave a brief assessment of the application, specifically the canopy and addressed the positive and negative criteria.

The Board asked for evergreen planting around the backdoor as a screen since it faces Route 46.

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

Mr. Micelli summed his case.

The Board Planner suggested as part of the approval the applicant shall work with the Township Code Enforcement Officer regarding the nonconforming window signs.

Mr. Aperawic made a motion to approved the application subject to the BFJ Planning report dated August 24, 2018, Keller & Kirkpatrick report dated August 30, 2018, Parks & Forestry Superintendent report dated August 23, 2018 and fire District 6 report dated August 12, 2018; further subject to adding screening to the rear of building and work with the Township Code Enforcement Officer to address nonconforming window signs, second by Mr. Von Achen.

Approved by All.

Other Business:

Review and Comment of Ordinance 2018:22 Amending the Redevelopment Plan Located at 1515 Route 10

The Board Attorney gave some background on the site and the redevelopment plan adopted by Council in 2017.

The Board Planner explained that the ordinance amendment pertains to the affordable housing provision which would allow the developer to satisfy up to 50% of the affordable housing provision through contribution into the Township's affordable housing trust fund. Originally, all the units had to be provided on site but as part of the financing of the project, it allows for providing a lesser number of units and to make contribution into the fund.

A brief explanation of the goals, objectives and policy statements was explained to the Board and how it plays into the amendment. The Board had questions answered to better understand affordable housing requirements and how contributions into the trust fund can be used and that the only change in the ordinance for this redevelopment is how affordable housing is provided, which gives this developer the option to build or make the contribution.

Mr. Von Achen made a motion that the proposed ordinance is not inconsistent with the Master Plan, second by Mr. Frigeri.

For: Aperawic, Frigeri, Vealey, Von Achen, Keller  
Against: Hernandez McCarthy

#### Master Plan Discussion

The Board Planner, Taylor Young and Noah Levine of BFJ Planning headed the Kickoff Meeting for the new Township Master Plan. The entire process should take approximately 11 months. A little more than half this time is for information gathering from a variety of sources which includes prior studies, GIS data, mapping, economic data and demographic data. A project schedule was handed out giving a description of what will take place during each phase. The phases will include community meetings around the Township, focus groups, an online public survey, outreach at community events and meetings with Department Heads and staff. There will be discussions of issues and concerns such as traffic and transportation, sense of place, housing, infrastructure, sustainability, business and economic development and new uses. The approach to community engagement was discussed. The Township website will be used as an outreach tool and list items such as a project page, meeting dates and anything relating to the Master Plan. Outreach will include attending neighborhood association meetings and other smaller groups around the township. Focus groups can include employers, cultural/nonprofit groups, environmental groups, open space, recreation groups and religious groups. Two communitywide workshops will be scheduled to learn from those in the Township and to get a sense of what to focus on such as traffic and where there is congestion. There will also be a public survey at the end of the study to test some of the ideas received and to have a better understanding where the community stands on issues. The second meeting would take place to present the

recommendations being proposed and allow for feedback before the draft and final stages of the plan.

Motion to Adjourn.

9:25 PM