

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, OCTOBER 15, 2018**

Chairman Keller called the Planning Board Meeting of Monday, October 15, 2018 to order at 7:32 PM.

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

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:

The Board Attorney read correspondence received from Rosemary Stone-Dougherty dated October 10, 2018 requesting the Navarro Application, 18:511, to be carried to November 19, 2018 without notice.

Mr. Dinsmore made a motion to carry Application 18:511 to November 19, 2018 without notice, second by Councilwoman McCarthy.

Resolution:

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

A motion to adopt was made by Ms. Hernandez, second by Councilwoman McCarthy.

Approved by Aperawic, Dinsmore, Hernandez, McCarthy, Keller.

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

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

Approved by Aperawic, Hernandez, McCarthy, Vealey, Keller.

Approval of Minutes:

A motion to approve the Minutes of September 10 and September 24, 2018 was made by Mr. Aperawic, second by Mr. Hernandez.

Approved by All.

New member, Steve Mandel, was sworn by the Board Attorney as an Alternate Member.

Approval of the 2019 Meeting Schedule was tabled for consideration of changing meeting start times.

Agenda:

Application No. 18:514
Andican Brothers, LLC
Tabor Road, Block: 27 Lots: 10.01 and 11.01
Final Site Plan

Rich Schneider, Attorney from Vogel, Chait, Collins & Schneider, was present to represent the Applicant and gave an overview of the history of approvals noting the Applicant has been operating on a temporary CO for a number of years.

Referring to the BFJ and Keller & Kirkpatrick reports, it was noted that the Applicant will comply with all conditions. Plans have been revised to show the location of the sanitary lateral and water service for each building and the common driveway and conservation easements. Additionally, the existing trash dumpsters, container box, construction debris have been removed from the designated floodway. Full enclosure of the dumpsters per the Planner's report has also been provided.

Witness, Celal Andican, property owner, was sworn by the Board Attorney and testified that debris has been removed from the floodway and the existing dumpsters on each lot have been enclosed on all sides.

Exhibits A-1 and A-2, Pictures of enclosed dumpsters were presented to the Board.

The Board Engineer verified with Mr. Schneider that the easements would be added to the plans.

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

Councilwoman McCarthy made a motion to approve the application subject to the BFJ Planning report dated September 27, 2018 and Keller & Kirkpatrick report dated September 21, 2018; further subject to revisions consistent with the testimony provided, second by Ms. Hernandez.

Approved by All.

Application18:515

IBEW

50 Parsippany Road, Block: 392 Lot: 4

Minor Site Plan w/'C' Variance

Simone Calli, Attorney, from Calli Law, LLC, was present to represent the Applicant to propose an additional freestanding sign on the property to assist with visitor site identification.

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

Witness, Richard Schommer, Professional Engineer and Planner was sworn by the Board Attorney and reviewed the site plan submitted as part of the application. The subject lot is four acres and is undersized with a three story building. Access is from Lanidex plaza with parking around the building. The existing sign is two sided and located at Parsippany Road and is the only signage on the property for IBEW which makes it difficult to locate tenants for visitors. The proposed sign is located at the entrance point off Lanidex Plaza, has a 20 ft. setback as required with building identification and tenant panels. The existing sign is 52 sq. ft. and the proposed sign is approximately 40 sq. ft., is one sided and set back 20 ft. from property line. The variance relief was reviewed and positive and negative criteria were addressed.

The Board asked how close the nearest adjoining property is located with a similar identification sign; if Lanidex plaza was a private road; how close from Parsippany Road would the proposed sign be; if the proposed sign is one sided; if the applicant is considering the second side of the sign; about illumination; if the proposed sign would block any other existing signs; and the existing stairs and walk to be reconstructed. Also questioned was another existing sign in a planter which belongs to another property owner.

The Board Planner confirmed with the Witness that there would be no flashing lights and the hours which the sign would be light per the lighting requirements. It was also asked that the base be brick to match the existing sign.

Ms. Calli summed her case.

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

Mr. Dinsmore made a motion to approve the application subject to the BFJ Planning report dated August 24, 2018 and Keller & Kirkpatrick report dated August 24, 2018; further subject to a matching brick base and lighting consistent with the Township Ordinance, second by Ms. McCarthy.

Approved by All.

The Board Chairman brought up the matter of Board Members receiving ID's. It was noted that all employees were in the process receiving their ID's and once it is complete, all other agencies will be addressed.

The Board Planner spoke briefly of the Master Plan and noted she is working on an exiting conditions analysis and is looking to schedule the first public workshop toward the end of November.

Motion to Adjourn.

8:25 PM