

**MINUTES OF THE PARSIPPANY – TROY HILLS
MINOR SITE PLAN AND SUBDIVISION COMMITTEE
MONDAY, OCTOBER 22, 2018**

Chairman Dinsmore called to order the Planning Board Meeting of Monday, October 22, 2018 at 7:01 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 July 23, 2018, second by Mr. Aperawic.

Approved by All.

Agenda:

Application No. 18:518
Parsippany Elks
230 Parsippany Road, Block: 38 Lot: 11
Minor Site Plan

Joseph Serrecchia, Elks Trustee, was sworn by the Board Attorney and testified that he had previous approval for two clothing bins which help the Elks to raise money toward a charity to send children to a special needs camp. Last year they were able to send 16 children and would like to send a larger number by adding two additional bins. The existing bins are located in the parking lot but directly behind the current location is a grass area where the Elks would like to install a pad to place the four bins on. It was asked if shrubs or pine trees could be used instead of fencing but per the prior site plan a four foot, 50% see through fence was approved. The purpose of the fence is to keep

clothing that is hanging out of the bins from blowing into the street as referenced in the Board Planners report.

The Board questioned the number of bins and the procedure for the bins being emptied.

The Witness stated the company empties the bins Monday and Thursday evenings.

The Board Engineer addressed with the Witness' concerns of having enough clearance to open the bin when emptying them should a car block them. The Witness stated the area in front of the bins is not a parking space and could be stripe or a no parking sign installed. There was additional conversation regarding plantings and it was suggested the Witness consult with the Township Forester.

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

Mr. Aperawic made a motion to approve the application subject to the BFJ Planning report dated October 16, 2018; further subject to consulting with the Township Engineer, identifying the area in front of the bins as a no parking area, the picking up of garbage left at the bins and testimony provided at this meeting, second by Mr. Von Achen.

Approved by All.

Motion to Adjourn.

Approved by All.

7:18 PM

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, OCTOBER 22, 2018**

Chairman Keller called the Planning Board Meeting of Monday, October 22, 2018 to order at 7:31 PM.

Members Present: Mr. Aperawic, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mandel, 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. 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:

Correspondence from Joseph O’Neill from Garofalo & O’Neill dated September 14, 2018 requesting a one year extension of Minor Subdivision Approval for Mt. Tabor Camp Meeting Association, Application No. 14:005, approved March 9, 2015 to March 9, 2019.

Mr. Dinsmore made a motion to approve a one year extension, second by Ms. Hernandez. Approved by All.

Approval of 2019 Meeting Schedule:

After some discussion to change the start of meeting times, it was decided to wait to make such decision until after the re-organization meeting.

Mr. Dinsmore made a motion to approve the 2018 Meeting Schedule, second by Mr. Aperawic. Approved by All.

Agenda:

Application No. 18:517
10 Waterview Investors, LLC/Conti Solar

10 Waterview Boulevard, Block: 421 Lot: 29.02
Preliminary and Final Major Site Plan

Jason Tuvel, Attorney from Prime Law, was present to represent the Applicant to construct three solar carports canopies over a portion of an existing parking area of an existing office complex.

The Board Planner summarized her completeness review of the application noting waivers were not requested but that two items not submitted with the application were to be provided before the hearing and a summary statement of operations would be provided as testimony.

Witness, James Henry, Professional Engineer and Planner was sworn by the Board Attorney.

Exhibit A-1, Aerial Exhibit, dated October 22, 2018, was presented to the Board to show the location of the subject lot and area of proposed canopies which are to be located on the south east corner of the property near the intersection.

Exhibit A-2, Site Plan Rendering, dated October 22, 2018, was presented to the Board to illustrate existing and proposed conditions. The existing office building will remain unchanged. 890 solar panels will be installed on the roof of the building and 1,490 solar panels as carports. The carport dimensions are 294 x 41, 287 x 48 and 241 x 41. There will be trenching in the parking area to run electric back to the building which will be hooked into the existing meter. The Applicant worked with emergency services to make sure there is enough clearance under the carports. No covenants or easement were found on the property and the solar field will generate enough power to offset 90% of the current office complex. There is no change to parking and the panels are not considered impervious coverage. There will be slight lighting modifications. 40 downward facing LED lights under the canopies will replace existing light fixtures. All trees removed will be replaced with 8 to 10 ft. spruce with an additional evergreen on Waterview Boulevard. MCSCD approval is pending and all comments of the Board Engineer will be complied with.

The Board asked about the trees being planted per the Township Forester's report vs. the submitted landscape plan; clearance for emergency vehicles under the canopies; charging stations for electric vehicles; how stormwater would be moved off the canopies; if the canopies are solid structures; if there are changes to parking; accommodations for melting snow and ice; age of roof on building and if snow affects solar panels. It was also asked if the panels on the roof would be visible from the road and the location of the inverter.

The Board Planner felt extra shrubs at eye level would help screen the canopies.

The Board Engineer asked about the proposed lighting and spoke of the need of additional trees in specific areas. Also questioned was the height of the building roof deck and it was confirmed that less than 100 cubic yards of soil would be moved.

Witness, Eric Boehm, Project Manager with Conti Solar testified that the inverters would be a box mounted on the column of the carport structure and on the roof adjacent to the modules.

The Board asked how people are kept safe from electrocution from the panels; if there would be pathways to equipment on the roof; if the light under the canopies would shut off when the rapid shut down switch is shut down and if the fire department would have access to the rapid shut down switch. There was also question about the possibility to install car chargers.

It was requested that the waste removal containers be screens by fencing.

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 September 27, 2018, Keller & Kirkpatrick report dated September 26, 2018, the reports of the Township Forester dated October 3, 2018 and Fire District 6 dated September 17, 2018; further subject to screening around waste containers, additional shrub, the submission of the final site plan check list, form 7, and testimony provided this evening, second by Mr. Von Achen.

Approved by All.

The Board Planner noted a potential public workshop on November 27, 2018. The meeting will be open to all in the township and will be noticed as an official Planning Board Meeting once a location has been decided on.

Motion to Adjourn.

8:20 PM