

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, APRIL 8, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, April 8, 2019 at 7:30 PM.

Members Present: Mr. Aperawic, Councilman de Pierro, Mr. Frigeri,
Ms. Hernandez, Mr. Mandel, Mr. Mele, Mr. Von Achen,
Chairman Keller

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

Absent: Mr. Dinsmore, 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.

Swearing in of Board Member:

Dominic Mele was sworn by the Board Attorney as a Class IV Member to fill a term ending December 31, 2019.

Approval of Minutes:

Mr. Mandel made a motion to approve the minutes of January 28, 2019 and February 11, 2019, second by Ms. Hernandez.

Approved by All.

Approval of Contracts:

Mr. Von Achen made a motion to approve the contracts of the Board Attorney, Planner and Engineer, second by Mr. Frigeri.

Approved by All.

Agenda:

Application 18:525

Vivek Machchhar
96 Chesapeake Avenue, Block: 593 Lot: 17
Minor Subdivision w/'C' Variance
Carried from March 25, 2019

Property Owner, Vivek Machchhar, was sworn by the Board Attorney.

Exhibit A-1, Rendering of Tax Map, was presented. Mr. Machchhar testified that his property is 100 ft. x 125 ft. and is proposing a two-lot subdivision with a variance for lot width. The exhibit was highlighted to illustrate other properties in the nearby area with lot widths of 50 ft.

Exhibit A-2, Survey Submitted with Application, was presented to show the proposed lots will meet lot area and be 125 ft. deep. Each home will be two-stories and meet all setbacks.

The Board Planner summarized the request for waivers with Ms. Hernandez making a motion to grant approval, second by Mr. Mele.

Approved by All.

Witness, Daniel Davies, Licensed Engineer, was sworn by the Board Attorney and testified to the plans submitted. The subject lot is one of the larger lots in the area and any existing conditions will be demolished. A large oak tree on proposed lot 17.02 will remain.

Mr. Davies was asked to revise the plan title sheet from preliminary and final site plan to minor subdivision only. The Witness declared the plans submitted are merely to show that two conforming homes can fit on each lot.

The Board asked if the tree is at risk for damage with the construction and if the size of the lot could be used to increase the size of the homes.

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

Mr. Machchhar summed his case.

The Board asked what number of lots within 200 ft. are substandard and number of lots with a 40 and 50 ft. lot width; if the highlighted lots are single family homes; the number of proposed bedrooms and if there were any 100 ft. lots on Chesapeake Avenue.

The Board spoke of their concerns and pros & cons of the application.

The Board Planner noted the Applicant has not presented the positive and negative criteria to justify the application and provided an explanation.

The Board recommended the Applicant come back with a Planner and/or an Attorney and gave the Applicant the choice to continue or come back with representation.

The application was carried to May 20, 2019 without notice and with any necessary extensions.

Other Business:

Master Plan Consistency Review for Smith Field Park Green Acres Funding Application.

The Board Attorney explained that an opportunity to apply for a grant to install a cricket field at Smith Field presented itself and as part of the grant criteria a letter must come from the Planning Board stating they believe it is consistent with the Master Plan. The Board Planner provided the letter to the grant manager and detailed the objectives of the Townships Master Plan for the Board.

Mr. de Pierro made a motion that the Board finds the cricket field consistent with the Master Plan, second by Mr. Frigeri.

Approved by All.

Preparation of a report for the Governing Body “on the impact of the annexation” of certain property in connection with the redevelopment of 1515 Route 10.

The Board Planner explained that a referral from Town Council was sent to Planning Board for a report on the impact to the municipality for a land annexation petition for the 1515 development.

Kate Coffee, Attorney from Day Pitney, detailed the annexation as squaring off the development area for the 1515 project in each municipality. Without the annexation, the property line would run through the building approved to be built on the Hanover side of the development and the parking lot servicing the building would be in Parsippany. The two municipalities will each annex property to the other with Parsippany gaining a larger portion of land. It was noted that the annexation has no impact on the approval of development.

Mr. Mandel made a motion that the Board finds the annexation consistent with the Master Plan and recommends it to the Town Council, second by Ms. Hernandez.

Approved by All.

Motion to Adjourn.

Approved by All.