

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, MAY 20, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, May 20, 2019 at 7:30 PM.

Members Present: Mr. Aperawic, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mele, Mr. Von Achen, Chairman Keller

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

Absent: Councilman de Pierro, Mr. Mandel, 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.

Approval of Minutes:

A motion to approve the Minutes of April 22, 2019 was made by Mr. Von Achen, second by Ms. Hernandez.

Approved by All.

Agenda:

Application 18:525
Vivek Machchhar
96 Chesapeake Avenue
Block: 593 Lot: 17
Minor Subdivision w/‘C’ Variance
Carried from April 8, 2019

Joseph O’Neill, Attorney from Garofalo, O’Neill & Ruggiero, was present to represent the Applicant for a two-lot subdivision.

Witness, Jay Michael Petry, Licensed Architect, Planner and Engineer, was sworn by the Board Attorney and testified an amended plan and planners report were

prepared and submitted. Location maps from the report were blown up and placed on display for the Board and described.

Figure-1, Tax Map with Zones and Figure-2, Location Map.

The Tax Map illustrates the 200 ft. radius around the subject lot which encompasses the R-4, R-5 and B-5 zones. A single-family home currently sits on the 100 ft. X 125 ft. subject lot and is one of two lots on Chesapeake Avenue with a 100 ft. lot width. The amended plan revises the subdivision to two 50 ft. width lots were 60 ft. is required, but will meet the 6,000 sq. ft. lot area. The Witness stated that within the 200 ft. radius of the subject lot, there are 15 lots that are conforming and 17 lots with 50 ft. or less lot widths. On Chesapeake Avenue, 11 lots conform and 14 do not.

The location map is a down view of the surrounding area. Single family dwellings surround the subject lot on three sides with commercial and apartment use to the east on North Beverwyck Road.

The positive and negative criteria were presented and case law was quoted.

Discussion took place regarding an existing tree. It cannot be guaranteed that the tree will not be lost during construction, but every attempt to preserve it will be made.

The Board asked how many lots in the radius comply in lot width and the number that is larger than required. It was also asked if setbacks and coverage would be met which was confirmed as the only variance requested is for lot width.

The Board Planner explained that under case law the Applicant can be held to any plan approved by the Board, specifically the architectural plan proposed with the subdivision. Landscaping can also be imposed for each new lot for buffering to mitigate the narrow lot widths. Planting in the front yard of lot 17.01 was also suggested.

Mr. O'Neill asked that the condition of the landscaping include working with the Township Forester. The condition of the architectural plan was also agreed to.

The Board Engineer asked for a larger tree protection area to be shown on the plan and to limit the limit of disturbance around the tree.

The Board asked about the subdivision line, the tree and off-street parking.

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

Each Board Member was given an opportunity to share their thoughts or concern of the application.

Chairman Keller opened the floor to the public for anyone wishing to speak in support or opposition of the application.

Mr. Dinsmore made a motion to approve the application subject to the BFJ Planning reports dated January 31, 2019, April 3, 2019 and May 15, 2019; the Keller & Kirkpatrick reports dated January 31, 2019, April 1, 2019 and May 10, 2019; further subject to make every effort to preserve the existing tree to the satisfaction of the Board Engineer and Township Forester; if the is removed, a shade tree will be planted in front of both newly created lots; the homes to be constructed will be built according to the plans presented to the Board and to the satisfaction to the Board Engineer; a revised landscaping plan to provide better buffering between the newly created lots and planting in front of lot 17.01 to the satisfaction of the Board Planner and Township Forester; the plans will be revised to show the limit of disturbance in the front and to attempt to preserve the existing tree and the applicant will provide the additional comments and notes requested in the Board Engineers report. Second by Mr. Mele.

Approved by All.

Application No. 19:505
Petroleum Marketing Group (Exxon)
2359 Route 46
Block: 413 Lots: 1 & 2
Amended Preliminary & Final site Plan w/'C' Variance

John Molinelli, Attorney from Price, Meese, Shulman & D'Arminio was present to represent the Applicant for the installation of a number of signs for a nation rebranding and remodeling. There were four improvements, one being the main sign where the price will now be lit with LED instead of being changed by hand. The other improvements include three signs at each of the five pump islands. The signs are a synergy wave sign that go up and over the pumps, koala ear signs and wedge signs designating the pump number.

Witness, William Vogt, Professional Engineer, was sworn and qualified by the Board Attorney.

The Board Planner read through the list of requested waivers.

Mr. Dinsmore made a motion to approve the Waivers, second by Mr. Aperawic.

Approved by All.

Exhibit A-1, Two Page Site Plan and Exhibit A-2, Aerial Photo.

The Witness described the surrounding area and noted that no site changes will be made and that the only improvements made were the four signs. The freestanding sign is at the corner of Routes 46 and 202. The price sign was replaced at the same size to a digital sign. The synergy sign at each pump is 9 ½ ft. from the ground to the bottom of the sign which requires a variance. The koala signs are attached to three sides of the canopy columns. Variances are needed for the number of signs, projection and height from the ground to the bottom of the sign.

Exhibit A-3, Photographs, 2 pages. Pictured on page one is a close-up view of the synergy sign, koala and wedge sign. Page two is a view of the fuel station & canopy.

It was confirmed that the only sign that will be lit will be the price sign in the existing freestanding sign.

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

Witness, George Williams, Licensed Planner, was sworn by the Board Attorney and testified to the positive and negative criteria.

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

Chairman Keller opened the floor to the public for anyone wishing to speak in support or opposition of the application.

Mr. Dinsmore made a motion to approve the application subject to the BFJ Planning reports dated April 22, 2019 and Keller & Kirkpatrick report dated April 12, 2019; second by Mr. Aperawic.

Approved by All.

Discussion Master Plan

Susan Favate, Board Planner opened by speaking of the second public workshop scheduled for June 10, 2019 at Parsippany High School. Stations will be set up for residents to leave comments which will be summarized at the end of the workshop.

A survey summary from the online survey was discussed. There were over 1,000 responses and of those who took the survey, 97% live in Parsippany. Questions included where respondents work, where traffic was experienced, issues in their

neighborhood, housing priorities, priorities for economic development and parks and recreation.

Letters were sent to advisory committees to ask for formal recommendations. Responses from the Environmental Advisory Committee and the Historic Preservation Advisory Committee were received. There have been meetings with focus groups and department heads.

Goals and objectives were discussed. The goals include housing and neighborhoods, the environment, balanced housing supply, buffers and transition areas, retail and office, aesthetics of development and redevelopment, traffic and pedestrian circulation, supporting the state, regional and county plan, water, open space, municipal facilities and historical arts and cultural resources.

Issues and opportunities were also discussed and include transportation and circulation, developing a master plan circulation element, sidewalks and trail networks, access and egress safety improvements, economic development, consistent branding and signage in the township, zoning, open space and recreation, improved communication and outreach, environmental and conservation, protecting the water supply, Highlands conformance, promote energy efficient and sustainable patterns in development, promote environmental awareness and education, work toward sustainable NJ certification, reducing environmental impacts, reduce impacts from stormwater flooding, housing and neighborhoods, quality of life, regulations of short term rentals, community facilities, maintain and improve township utilities, collaborate with the Board of Education to prepare for space needs, improve public information sharing and finally formalizing the role of advisory committees.

Motion to adjourn.