

**MINUTES OF THE PARSIPPANY - TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, JULY 8, 2019**

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

Members Present: Mr. Aperawic, Councilman de Pierro, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mandel, Mr. Mele, Mr. Patel, 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: 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.

Minutes for Approval:

Mr. Dinsmore made a motion to approve the minutes of May 6, 2019 and May 20, 2019, second by Mr. Mele.

Approved by All.

Agenda:

Application 19:511  
Kathy Dennis  
35 Red Gate Road  
Block: 429 Lot: 24  
Major Soil Moving Permit

Kathy Dennis, Property Owner, and Michael Nardone, Active Environmental, were sworn by the Board Attorney.

An underground oil tank leaked contaminating the soil resulting in the need for remediation. Over the course of three days, eight truckloads of soil will be removed. The path of travel will be Route 202 to Route 80 to a destination in Pennsylvania with the hours of operation being 8:00 am-3:30 pm. Work will begin as soon as permits are issued but it is anticipated work will begin at the end of August.

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

Mr. Dinsmore made a motion to recommend the soil moving permit to council, second by Ms. Hernandez.

Approved by All.

Other Business:

Master Plan Consistency of a Redevelopment Plan

1515 Route 10, Block: 200 Lot: 1.2

Susan Favate, Board Planner, explained the history of the redevelopment plan and annexation. Additionally, a new redevelopment plan is being created to incorporate the new lot and to include other changes.

Noted were necessary changes made to the plan. Originally 1515 Route 10 was referred to as Lot: 1.02 but has since been corrected and is now referred to as Lot: 1.2.

The annexation of land from Hanover is now known as Lot 1.03 and incorporated in Block: 200. Dwelling units have been reduced in size; the number of two-bedroom units have been decreased, with the number of one bedroom and studio units increased. The number of units is capped at 441; parking requirements for commercial use was corrected as intended at one space per 250 sq. ft. and a graduated parking schedule based on the type of residential unit will be adopted. Additionally, the Institute of Transportation Engineers parking generation ratios for shared parking as a method to study shared parking needs, will be used. The setback to the adjacent property, Block: 200 Lot 1.1, does not meet the minimum requirements and will be amended; and public rights of way and access easement roadways be excluded from some of the bulk standards.

While there are no changes to the number of units or size of the building, some office space will be included with the proposed development. Studio units will be 450 sq. ft.; one bedroom 650 sq. ft.; two-bedroom 850 sq. ft. and three-bedroom 950 sq. ft. Residents will have internal parking and commercial use will have surface parking.

Master Plan Consistency was briefly discussed as well as goals of the master plan.

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

Mr. Dinsmore made a motion to deem the redevelopment plan consistent with the master plan, second by Mr. Mandel.

Approved by All.

#### Master Plan Discussion

A summary of the June 10, 2019 public workshop is being worked on and will be sent to the members. The August 19, 2019 meeting will include a presentation of the Fair Share and Housing Element and is part of the affordable housing process. There will also be a presentation of the re-examination of the 2014 master plan re-examination. Only the portion that pertains to the affordable housing plan will be presented. The Township has 120 days to finish the affordable housing process.

The land use plan which includes a color coded map illustrated the density of residential areas, local business corridor, regional commercial, neighborhood commercial, commercial business district, corporate office/manufacturing, light industrial, public/nonprofit, recreation/open space, Mt. Tabor special planning district and redevelopment areas. Each area was described and with recommendations to improve the areas.

Discussion took place regarding potential zone change, teardowns and new construction, housing, redevelopment and ways to improve an area as a result of redevelopment.

Motion to adjourn.