

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, SEPTEMBER 23, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, September 23, 2019 at 7:30 PM.

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

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.

Resolutions:

Application No. 19:512

L & M Architectural Signs, 62 ParsIPPany Boulevard, Block: 450 Lot: 4
Preliminary & Final Major Site Plan w/‘C’ Variance, Major Soil Moving Permit

Chairman Keller announced that the Resolution would be approved at the following meeting.

Approval of Minutes:

Mr. Von Achen made a motion to approve the minutes of July 8, 2019; second by Mr. Mandel.

Approved by All.

Agenda:

Application 18:511

Consolacion Navarro, 544 Allentown Road, Block: 306 Lot: 1
Minor Subdivision w/‘C’ Variance

Carried from July 22, 2019

Rosemary Stone-Dougherty was present to represent the applicant and gave an overview of the application to date.

Witness, Fred Meola, Licensed Engineer, was previously sworn and testified to the revisions made to the plans since the last hearing. The lot with the existing home would have the shed in the rear removed as well as an appendage from the north side of the existing home in effort to reduce the impervious coverage. Additionally, the utility company was contacted and it was found that the water line that comes from the existing home runs to Allentown Road. This line will be cut off at the property line, used as the connection for the new home and run a connection for the existing home to the water line on Delanco.

With height also being a concern of the Board, the Witness measured the heights of the surrounding homes and found the range to be between 15 ft. to 30.5 ft. The proposed house will be at a height of 32.4 ft. Landscaping will be provided around the front on Allentown Road and the neighbor to the east. Landscaping will also be planted between the driveways of the existing and proposed homes.

Exhibit A-4, Aerial Photo with the existing structure and footprint of the proposed home, was presented to the Board to illustrate the proposed and its location on the lot.

Exhibit A-5, Elevation and Floor Plan, was presented to the Board. The revised plan reduces the home by 30 sq. ft. There are no variances for height or setbacks for this home.

Variances necessary for the existing home are lot area, lot width, the area of the home in the right of way on Delanco Drive, building coverage and driveway setback.

The Witness addressed the report of the Board Engineer and Planner and will comply with all comments.

The Board asked where on Delanco is the tallest home and its height; if the address of the new home would be a Delanco address and if there will be a garage. Also asked was the address of the existing home if the application is approved; total height of the proposed home; the condition of the water line and how close the proposed home will be to the existing home on the neighboring property.

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

The number and types of variances necessary for each lot were again assessed by the Board Planner.

The Witness and Applicants Attorney reviewed testimony presented.

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

Karen Phelps, 21 Delanco Drive, asked about the location of the proposed driveway.

Steve Koon, 20 Delanco Drive, asked for the percentage of work affecting the existing home.

Joanne Lucanie, 560 Allentown Road, questioned the driveway.

Property Owner, Connie Navarro, previously sworn, testified that she is working to make the lots look nice and improve the neighborhood.

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

Board Members voiced their concerns which range from parking to lot size, public good and best interest for the community.

Chairman Keller opened the floor to the public for anyone wishing to comment on the application.

Karen Phelps, 21 Delanco Drive, had concerns due to the narrow street and the traffic that travels on it, feels the height will be out of place and has safety concerns.

Joanne Lucanie, 560 Allentown Road, had concerns over the unsafe corner of Allentown Road and Delanco Drive.

The application was summed by Ms. Stone-Dougherty.

Mr. Von Achen made a motion to deny the application; second by Mr. Mandel.

Deny: Aperawic, de Pierro, Hernandez, Mandel, Mele, Vealey, Von Achen, Keller
Approve: Frigeri

The Board took a five-minute break and reconvened will roll call.

Discussion:
Master Plan

Susan Favate and Noah Levine of BFJ Planning presented an update of the Master Plan.

The draft to date is 85% complete. Current changes made were to the introductory text; creation of policy statements as well as a new vision statement. Additionally, changes were identified in the circulation element; the housing element was briefly discussed, as was the land use plan.

Motion to adjourn.