

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, OCTOBER 7, 2019**

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

Members Present: Mr. Aperawic, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mandel, Mr. Mele, Mr. Patel, Chairman Keller

Also Present: John Mills, Mills & Mills, Board Attorney
Susan Favate, BFJ Planning, Board Planner
Andrew Cangiano, Keller & Kirkpatrick, Board Engineer

Absent: Councilman de Pierro, Ms. Vealey, Mr. Von Achen,

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

Mr. Mele made a motion to approve the application, second by Mr. Dinsmore

Approved by all.

Agenda:

Application 17:15

Saraceno Disposal

963 Edwards Road, Block: 767 Lot: 30

Minor Site Plan w/‘C’ Variance

Roosevelt Donat, Attorney from Murphy Partners, was present to represent the applicant for parking improvements and right of way dedication.

Current conditions include a 2 ½ story dwelling and one-story garage. The lot is .36 acres in the R-3/LIW-2 Zone with DEP regulated wetlands along the rear property line.

The Board Planner read through the request of waiver with a motion to approve by Mr. Dinsmore; second by Mr. Mandel.

Approved by All.

Witness, Mark Palus, Licensed Engineer and Planner was sworn and qualified by the Board Attorney and testified that no development is proposed. An existing commercial garage is located at the rear of the property with a residential structure to the front. Proposed striping will allow the creation of an ADA parking space and a right of way dedication to the Township. The deed to the property currently extends to the center line of Edwards Road. With the dedication, a front yard variance will be necessary.

Exhibit A-1, Revised Plan, dated January 29, 2019, revised through June 12, 2019, was presented to the Board to illustrate a 22 ft. dedication.

Exhibit A-2, Original Plan, dated January 29, 2019, was submitted to the Board to illustrate a 33 ft. dedication.

The Board Engineer recommended the 33 ft. dedication due to the adjoining lot to the east being set back 33 ft. from the center line as well as the property to the other side of the subject lot.

The Applicant agreed to the 33 ft. setback but due to this, the parking spaces to the front would be lost with variances being created for lot area, front yard setback, lot width and impervious coverage.

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

The Board Planner addressed the issue for record of dump trucks parked in the lot, the garage which is compliant but not in the location it was approved to be constructed, outdoor storage, screening and a shed, which can be memorialized in the resolution.

The Witness testified that the storage is located to the eastern end of the property by Wawa which contains mulch and gravel. Another storage location is behind the garage that will hold construction materials. Neither storage location will be seen from the road and the shed does not belong to the applicant and has been moved.

Mr. Dinsmore made a motion to approved the application and the memorialization to the items noted in the BJT Planning memo dated August 14, 2019; second by Mr. Mandel.

Approved by All.

The Board Planner reminded members to email any comments they may have in regard to the Master Plan, which resulted in a brief Q & A session.

Motion to adjourn.