

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, OCTOBER 21, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, October 21, 2019 at 7:32 PM.

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

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

Absent: Mr. Frigeri, Mr. Mandel, 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 18:511

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

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

Approved by Aperawic, de Pierro, Dinsmore, Hernandez, Mele, Vealey, Von Achen
Keller.

Application 17:15

Saraceno Disposal, 963 Edwards Road, Block: 767 Lot: 30
Minor Site Plan w/‘C’ Variance

Adoption of application will take place at the following meeting.

Approval of Minutes:

July 22, 2019

Mr. Dinsmore made a motion to approve the minutes of July 22, 2019; second by Mr. Von Achen.

Approved by All.

Agenda:

Application 19:509

Puddingstone Developers

47, 53 and 48 Beverley Street, Block: 7 Lots: 45:09, 45:10 & 45:11

Minor Subdivision w/'C' Variance and Major Soil Moving Permit

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

Patrick McClellan, Licensed Engineer, was sworn by the Board Attorney.

Mr. O'Neill gave an overview of the application as moving three previously approved lot lines. One of the lots contains a constructed pump station and the other two lots will be residential. Additional property would be added to the two residential lots from the third lot which in turn would lessen the need for the number of the necessary retaining walls, which were part of the original application to develop the lots. They will be disturbing steep slopes which will be discussed during testimony and a new soil moving permit will be needed due to changing the lot configuration.

Mr. McClellan read through the waivers and testified that there are no wetlands or flood plains located on the property though there are potential wetlands off the site to the east of the property. There are no known protective covenants or deed restrictions; new roads are not proposed; with no increase in dwellings, there will be no increase in traffic and each lot would need a water and sewer connection. Stormwater management rules will be followed and the only wall in the application will be 14.5 ft. at its highest point and need a variance. A waiver of the environmental assessment study is being requested due to having a soil erosion plan to alleviate soil erosion.

Discussion regarding the waiver of the environmental assessment study took place between the Board and Applicant with disagreement on whether or not it is needed.

The Board was polled for their feelings as to whether or not the study should be provided or if the waivers should be approved.

With the majority of the Board requesting the study, the application was carried to December 2, 2019 without further notice and all necessary extensions for the Board to make decision.

A brief discussion took place regarding the reason for having checklist items.

Motion to adjourn.