

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, JANUARY 6, 2020**

Chairman Von Achen called to order the Planning Board Meeting of Monday, January 6, 2020 at 7:48 PM.

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

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

Absent: Mr. Aperawic, 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

Councilman Von Achen opened the floor to the public for anyone wishing to speak.

Mayor Soriano and each Board member took a moment to speak of Chairman Keller.

The Board took a ten-minute recess then reconvened.

Adoption of Master Plan

The Board Planner made a brief presentation of the Master Plan then the floor was open for public comment.

Mr. Frigeri made a motion to adopt the Master Plan; second by Mr. Dinsmore.

Approved by all.

Agenda:

Application No. 19.517  
Morris Corporate Center VI, LLC  
100 & 120 Cherry Hill Road  
Block: 136 Lots: 44 & 76  
Preliminary and Final Major Site Plan

Keven Coakley, Attorney from Connell Foley, was present on behalf of the applicant to construct two apartment buildings. A total of 325 units are proposed, is to be located at the intersection of Upper Pond Road and Cherry Hill Road and is the site of the former BASF headquarters. The name of the development is the Morrison. One building will have 162 units, the other 163, and of the total number of units, 20 percent will be set aside for affordable housing. Approximately 600 parking spaces are proposed with 268 in an indoor garage. No variances are requested with this application.

Due to some of the surrounding property owners not having enough time to review the application, the applicant will not seek a vote this evening.

Exhibit A-1, Letter concerning affordable housing commitment as part of the development, was presented to the Board.

John Goldsmith, Attorney representing Ferring Properties and Cecilia Lassiter, Attorney representing UPS, both noted that they learned of the application just hours before and were unable to review it. This was due to Ferring being closed for the holiday and the UPS main headquarters located in another state.

The Board Planner spoke briefly about municipal affordable housing requirements for those unfamiliar, then read through the list of requested waivers with Mr. Dinsmore making a motion to approve. Second by Councilman de Pierro.

Approved by all.

Witness, Joseph Flemming, Licensed Professional Engineer, was sworn by the Board Attorney and brought up Sheet C-4, Existing Conditions and Demo. Prior approvals for projects that were never constructed were detailed for the Board.

Sheet C-5, Site Dimensions Plan, was presented to illustrate the proposed as being two five story multifamily buildings. Building A will contain 162 units with 163 in building B. Parking complies with the RSIS standards with 608 spaces; of those 18 will be ADA spaces. The wetlands on the western side of the site are being increased, the ponds are to the south and a heavily wooded area to the east will be protected. The main access will be off Upper Pond Road which takes you to an arrival court. A second access will be off Upper Pond Road at the western side of the site. Mirror image court yards in front of the buildings were designed to accommodate drop offs and pick-ups of mail and other deliveries as well as pedestrian connectivity between the buildings. 268 parking spaces will be located in the building and another 340 spaces outdoor with easy access to the building. 31 land banked parking spaces are in the southeast corner of the property. If parking becomes an issue, these spaces will act as a safety valve. All driveways and roadways have been designed to accommodate school buses, fire and delivery trucks.

Sheet C-6, Grading Plan, demonstrates landscape berms and transition slopes. A landscape berm is proposed between the development and Upper Pond Road as well as another area that is currently paved along the northwest corner. The south corner will have a retaining wall to separate the upper pond from the lower pond and keep the grading transition away from the dam area. The wall at its highest height will be 10 ft. and at its lowest be level with the ground. At the top of the wall there will be plantings that keep people from getting close to the edge and will cascade down to create a living green wall.

Sheet C-7, Drainage Plan, illustrates how the proposed will work along with the current stormwater plan. To slow the rate of runoff, a 48 in. diameter detention culvert will be installed. Four rain gardens will be provided and take runoff from the impervious. Wild flower mixes with erosion control mats are also proposed to reduce large lawn areas that would otherwise require maintenance.

Sheet C-8, Utilities Plan, was displayed to describe water service connections. Phone, electric and gas utilities will service the complex through underground connections.

Exhibit A-2, Colorized Landscape Plan, illustrates wooded area around the site and plant selections approved by the Township Forester. Proposed are 91 shade trees, 51 ornamental trees and 106 evergreen trees. Additionally, evergreen shrubs, grasses and ground coverings will be planted. Plantings in site triangles will be low. Existing trees will be protected, though some of the existing ash trees that are diseased or have been destroyed lightening will be removed.

Lighting around the entranceways, driveways and arrival courts will be by 14 ft. high LED fixtures. 27 ft. perimeter lighting will be shielded, directed at a sharp angle downward and be pushed back toward the building for additional safety measures.

Recreation amenities include a fenced safety surface and playground area for children ages 2 through 5.

Three monuments signs are proposed; one at Cherry Hill Road, one at the main entrance of Upper Pond Road and the last at the second Upper Pond Road entrance. Lighting will be at the front of the signs.

The Board Planner confirmed the parking spaces may be assigned at a later date; the land banked spaces would require returning to the board if they were to be opened; the plantings and tree removal.

Discussion took place regarding the 27 ft. light poles; the possibility of them being shortened and how many more poles would be necessary if at a lower height. There was also concern of how much light may shine against the building.

Sheet C-12, Fixtures, was used to show fixture locations.

The Board Engineer asked about traffic circulation and drive isles in regard to heavy use between deliveries and ride share services; where move-ins would unload; assigned parking; the Upper Pond Road easement and who maintains it. Wetlands were asked about as well as stormwater management, water utility allocation and sewer.

The Board asked about circulation for school buses and other large vehicles; the retaining wall; catch basin system and if there was an area for older children to congregate.

Chairman Von Achen opened the floor to the public to ask questions of the witness.

Ines Prost, 11 Grecian Street, asked if the catch basin would have an effect on Troy Brook.

Margaret Collins, 60 Old Cherry Hill Road, asked for the distance between her property and the back corner of the proposed building.

Witness, Stuart Johnson, Licensed Architect, was sworn by the Board Attorney and testified to the access of the retail shops and highways in town. Two residential buildings will contain 325 rental units with 162 units in Building A and 163 units in Building B. Each building will hold 134 parking spaces internally with surface parking around each building. Both buildings will be landscaped at the entrance and arrival courts. Each building will have a courtyard with seating and grill areas. Building A will have a pool that will be open to both buildings.

Sheet A-05, Color Rendering of Building B. Each building will be four levels over a ground level parking area that will have two ingress and egress points of access. Trash and recycling will be internal to each building and located in the garages.

The ground floor plan allows for a drop off area whether for Uber or delivery trucks. The main residential lobby will contain a 1500 sq. ft. clubroom area for residents to gather. In this room will be flat screen TV's, a wet bar and billiards. There are also private dining rooms and fitness centers.

Sheet A-06, Second and Third Level Building Plan. The development will contain a total of 65 units affordable units. Building A will have six studio, 105 one-bedroom units, 45 two-bedroom units and six three-room units. Building B will contain six studio units, 106 one-bedroom units, 44 two-bedroom units and seven three-bedroom units. The affordable units are spread throughout the buildings and cannot be distinguished from the market rate units.

Sheet A-07, Roof Plan. The flat roof design will hold condensing units that will be set back and screened. The building height will be 54 ft. measured from the average grade to the highest point on the roof deck. One building identification sign is proposed for each building.

Exhibit A-3, Color Rendering of Sheet A-12 and Exhibit A-4, Color Rendering of Sheet A-13 were presented to the Board.

Sheet A-12 is a north-west view of Building B with horizontal façade, vertical massing, corner elements and balconies.

Sheet A-13 is a north-east view in front of the raingarden at Building A. Also described were pedestrian crosswalks, landscaped drop off areas and the façade.

The Board Planner confirmed the township administrative agent will be used for the affordable housing units.

The Board Engineer asked how the special events room would be used, the size and who can use it.

The Board asked about bird friendly glass; recreational areas for residents and if there is any thought for outdoor recreation on the subject lot. Also asked is if the development will be pet friendly; about the elevators; how and where move ins would take place and distribution of the affordable units.

Chairman Von Achen opened the floor to the public for anyone wishing to ask questions of the witness.

Ted Gonance, Old Cherry Hill Road, asked about fire protection.

Sheila Proko, 1343 Vail Road, asked about rental prices for the market rate and affordable units.

Allison Coogan, 4 Faber Road, asked about school aged children and the affordable units.

The Board Engineer asked about the utilities; locations of meters and if there was consideration of a generator.

Witness, Gary Dean, Licensed Engineer, was sworn by the Board Attorney and testified that the development will create less traffic than an office building. A study based on a previous approval for an office building showed the projected traffic will generate 350 fewer traffic movements in the morning hours with the residential development and just under 300 fewer traffic movements in the evening. The driveway to the east will be slightly widened. Circulation will include stop signs at key intersections and main exit points.

The Board Engineer asked about site distance at the secondary driveway to the west and the easterly driveway due to concerns of the vegetation.

Chairman Von Achen opened the floor to the public for anyone wishing to ask questions of the witness.

Allison Coogan, 4 Faber Road, asked about installing sidewalks.

Jack Collins, 60 Old Cherry Hill Road, asked the date of the traffic study and if speed bumps will be installed.

John Jachem, 120 Richard Street, asked for the distance between the development and the two middle and high schools and the maximum occupancy in the different unit types.

The application is carried to February 24, 2020 without further notice and with required extensions for the Board to make decision.

Motion to adjourn.