

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, JANUARY 27, 2020**

Ms. Hernandez called to order the Planning Board Meeting of Monday, January 27, 2020 at 7:30 PM.

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

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

Absent: Mr. Dinsmore, Ms. Vealey, Chairman 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

Ms. Hernandez opened the floor to the public for anyone wishing to speak.

Correspondence:

Correspondence was received from Joseph O’Neill of Garofalo O’Neill Ruggiero requesting the hearing of January 27, 2020 be adjourned to the meeting of April 20, 2020 without further notice and with all required extension.

Agenda:

Application No. 19.509  
Puddingstone Developers  
47, 53 & 48 Beverly Street, Block: 7 Lots: 45.09, 45.10, 45.11  
Minor Subdivision w/‘C’ Variance  
Major Soil Moving Permit  
Carried from December 16 2019

Mr. de Pierro made a motion to carry Application 19:509 to April 20, 2020 without further notice and with all required extensions. Second by Mr. Aperawic.

Approved by all.

Other Business:

Amendment to the Housing Element and Fair Share Plan

Ed Snieckus of Burgis Associates was present to speak of amendments made to the Housing Element and Fair Share Plan.

The first amendment was made under the Rehabilitation component of the plan. 39 units of credits had been requested, for 39 individual locations, for existing rehabilitation, where HUD trust fund money was used to finance the rehabilitation credits. Documentation from the construction department was necessary to show proof of permits for these locations however, some of the work done did not require permits so the townships purchasing department will provide any other background information.

The second amendment to the plan falls under the Regional Contribution Agreement. It allows municipalities to utilize trust fund money to help pay for rehabilitation or new units in other municipalities. Parsippany had an agreement with the City of Newark to apply 294 unit credits however, only 269 could be applied due to Newark not requesting funds for the remainder of the units. The unit credits can be applied to the prior round only.

Another change was due to a group home that was thought to have five bedrooms within the facility but has four only resulting in a loss of bonus credits.

To offset the loss of credit, 14 of the 19 credits available for the proposed Weichert project was able to be moved to satisfy the prior round. Additionally, the Stanbery project allows a payment to be made in lieu of developing some of the proposed affordable housing units. Other adjustments relating to group homes were made which added credits and made the township come out ahead.

Other adjustments made included adding a description to the accessory apartment program; a typo in the percentage of rental units to be deemed affordable housing units and an addition in the schedule of income for each unit type.

The Board asked if there is a way to project the number of anticipated students with the new development.

Ms. Hernandez opened the floor to the public for anyone with questions or comments for Mr. Snieckus.

Tim Barrios, 24 Farmstead Drive, had concerns of the total number of units without enough room in the schools.

Councilman de Pierro made a motion to approve the Amendment to the Housing Element and Fair Share Plan; second by Mr. Mele.

Approved by all.

Other Discussion:

The Board discussed removing the wording 'poolhalls' and 'tattoo parlors' from the Master Plan as to not encourage this type of use.

A memorandum will be created and sent to the Board explaining the proposal with a straw poll taken at the following meeting for a possible amendment to the Master Plan.

Motion to adjourn.

**MINUTES OF THE PARSIPPANY – TROY HILLS  
MINOR SITE PLAN AND SUBDIVISION COMMITTEE  
MONDAY, JANUARY 27, 2020**

Ms. Hernandez called to order the Minor Site Plan and Subdivision Committee Meeting of Monday, January 27, 2020 at 7:00 PM.

Members Present: Mr. Aperawic, Ms. Hernandez, Mr. Mele

Also Present: Scott Carlson, Carlson Siedsma Warner, Board Attorney  
Susan Favate, BFJ Planning, Board Planner

Absent: Ms. Vealey, Chairman Dinsmore

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

Ms. Hernandez opened the floor to the public for anyone wishing to speak.

Correspondence:

Correspondence received from Anna Move of PashmanSteinWalderHayden to request an adjournment of Application 19:516, Pond Partners, and be carried to March 23, 2020 without further notice. Extensions have been granted for the Board to make decision.

Agenda:

Application No. 19:516  
Pond Partners  
6 Upper Pond Road  
Block: 136 Lots: 43.07  
Minor Site Plan  
Carried from December 16, 2019

Mr. Aperawic made a motion to carry Application 19:516 to March 23, 2020, without further notice and with all required extension.

Approved by all.

Motion to adjourn.