

**MINUTES OF THE PARSIPPANY – TROY HILLS
MINOR SITE PLAN AND SUBDIVISION COMMITTEE
MONDAY, FEBRUARY 24, 2020**

Chairman Dinsmore called to order the Minor Site Plan and Subdivision Committee Meeting of Monday, February 24, 2020 at 7:04 PM.

Members Present: Mr. Aperawic, Ms. Hernandez, Mr. Mele, Ms. Vealey,
Chairman Dinsmore

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

Absent:

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

Agenda:

Application No. 20:501
Allison Perez, 115 Hamburg Road, Block: 239 Lots: 4
Minor Subdivision

Todd Finchler, Attorney, was present on behalf of the applicant, Allison Perez, for approval of a minor subdivision.

Witnesses, Allison and Carlos Perez were sworn by the Board Attorney.

The Board Planner reviewed the requested waivers with Mr. Aperawic making a motion to approves; second by Ms. Hernandez.

Mr. Perez testified that he would like to subdivided the property into two lots of 60 ft. x 100 ft. and 80 ft. x 100 ft. He was not aware of any wetlands or deed restrictions; drainage will travel through underground sewer drains and the decks will conform to the ordinance.

The Board questioned the driveway and elevation samples.

Chairman Dinsmore opened the floor for anyone wishing to ask questions of the witness.

Mr. Mele made a motion to approve the application; second by Mr. Aperawic.

Motion to adjourn.

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, FEBRUARY 24, 2020**

Chairman Von Achen called to order the Planning Board Meeting of Monday, February 24, 2020 at 7:30 PM.

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

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

Absent:

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

Resolutions:

Application No. 19:515
Waterview Investors, LLC, 10 Waterview Boulevard, Block: 421 Lot: 29.2
Preliminary and Final Major Site Plan w/‘C’ Variance

Adoption of Resolution No. 19:515 will take place at the following board hearing.

Minutes:

August 19, 2019, September 9, 2019, September 23, 2019, October 7, 2019, October 21, 2019, November 4, 2019 and November 29, 2019

Mr. Mele made a motion to approve the minutes, second by Ms. Hernandez.

Agenda:

Application No. 19:518
Federal Realty
1123 Route 46, Block: 729 Lot: 7
Amended Preliminary & Final Major Site Plan w/‘C’ Variance

Mr. Dinsmore recused himself due to a family member who works for the attorney's firm.

Luke Pontier, Attorney from Day Pitney, was present on behalf of the applicant to install 12 under canopy signs, eight wall signs and one 'Welcome' sign.

The Board Planner reviewed the requested waiver with a motion made by Mr. Aperawic; second by Mr. Mandel.

Approved by all.

Witness, Andrew Bottaro, Federal Realty Representative, was sworn by the Board Attorney and testified that the signs are the final phase of a project begun several years ago.

Exhibit A-1, Aerial of site and surrounding area was presented to illustrate the layout of the subject lot.

Exhibit A-2, Tenant Signs, was presented to the Board. The 12 under canopy signs are double faced and perpendicular to storefront of each tenant space. The signs are designed for shoppers to locate the store they are looking for in a safe manner instead of from the parking lot. The second sign is located at the South Beverwyck Road entrance on the side of the building. This sign will read 'Welcome to Troy Hills Shopping Center' to identify the center. The third sign will be located on blank walls on front of the building near Michaels and will be a series of 8 graphics panels.

The Board confirmed that the welcome sign would not be located outside the shopping center at Route 46.

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

Witness, Timothy Olden, Vice President of Operations of Foreman Signs Company, was sworn by the Board Attorney and testified that the under-canopy signs will be 13 ¼ in. x 30 in. The height from the ground to the bottom of the sign will be 8 ft. The welcome sign will be 209 sq. ft. with the overall length of the lettering being 11 ft. 5 in. The graphic panels will be 9 ft. 7 in x 15 ft. 6 in. each. There will be no lettering or illumination.

The Board asked about the welcome sign; the graphic signs and the material of the hanging signs.

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

Mr. Pontier reviewed the necessary variances, defined the positive and negative criteria and noted that the applicant would comply with the reviews of the Board Professionals.

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

Mr. Mandel made a motion to approve the application subject to the reviews of the Board Planners review dated December 19, 2019 and Board Engineers review dated January 27, 2020. Second by Mr. Aperawic.

Approved by all.

Application No. 20:504
Wawa, Inc
350 New Road, Block: 767 Lot: 29.02
Preliminary and Final Major Site Plan

Sara Werner, Attorney was present on behalf of the applicant to bring the property up to ADA standards.

The Board Planner reviewed the requested waivers with Mr. Dinsmore making a motion to approve; second by Ms. Hernandez.

Witness, Jordon Rizzo, Professional Engineer, was sworn by the Board Attorney.

Exhibit A-1, Aerial Map of existing conditions was presented and described to the Board.

Exhibit A-2, Colorized Site Plan Rendering. A 5 ft. access isle is proposed by the air pump which is located on the southern corner of the site. With the addition of the access isle, one parking stall will be eliminated though the applicant is in excess of 19 stalls per the requirements of the ordinance. An ADA sign at an ADA stall is being raised to 60 in. and another ADA stall is being increased from 94 in. to 96 in. Additionally, column wraps are proposed at the columns supporting the building canopy.

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

A motion was made by Mr. Frigeri to approve the application; second by Mr. Dinsmore.

Approved by all

The Board to a five-minute break then reconvened.

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
Carried from January 6, 2020

Kevin Coakley, Attorney, was present for the continuation of the application. Mr. Coakley gave an overview of the January 6, 2020 hearing. It was noted that Ferring, who had no presence this evening, and UPS who did not have sufficient time to review the proposed application before the January hearing, now have no objections to the application.

Mr. Meillon and Frank Teklits, both of UPS were present to state they have no testimony to present in regard to the application.

After an overview of the last hearing, Mr. Coakley stated that he had no additional testimony to present.

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

Kent Collins, 60 Old Cherry Hill Road, had questions about an adjoining fence in need of repair; stormwater; trees to be removed and if there would be a buffer between the properties.

Witness, Mark Cifelli, Licensed Architect, was sworn by the Board Attorney.

Exhibit A-2, Aerial, was used to answer questions for Mr. Collins.

The fence is located at the northeast corner of the applicant's property and will be removed.

There had been discussion during the last hearing of a recreation area for younger children however, due to the slope of the property, there is not a large enough flat area that would be safe for a basketball ball court.

Mr. Coakely summed his case.

Mr. Dinsmore made a motion to approve the application subject to the Board Planners review dated December 11, 2019 and January 3, 2020; the Board Engineers review dated December 16, 2019; the report of the Fire District dated December 26, 2019; the report of the Township Water Department dated January 3, 2020, the report of the Township Sewer Department dated December 23, 2019 and the report of the Township Forester dated December 4, 2019; further subject to all testimony provided, and two charging stations per building. Second by Mr. Mele.

Approved by all.