

**MINUTES OF THE PARSIPPANY – TROY HILLS
MINOR SITE PLAN AND SUBDIVISION COMMITTEE
MONDAY, MARCH 9, 2020**

Ms. Hernandez called to order the Minor Site Plan and Subdivision Committee Meeting of Monday, February 25, 2020 at 7:04 PM.

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

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

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

Resolutions:

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

Approval was carried to the following meeting.

Minutes for Approval:

December 16, 2019

Approval was carried to the following meeting.

Agenda:

Application No. 20:502
ISSO
1699 Route 46, Block: 725 Lots: 8 & 10
1693 Route 46, Block: 725 Lot: 9
Minor Site Plan

Josh Beinhaker, Attorney, was present on behalf of the applicant for construction of steeples to an existing temple roof.

The Board Planner read through the list of requested waivers with Mr. Aperawic making a motion to approve the recommendations of the Board Planner. Second by Mr. Mele.

Approved by all.

Witness, Ravi Amin, was sworn by the Board Attorney.

Testimony was in regard to an existing building with a height requirement of 60 ft. and the proposed at a height of 45 ft.

The Board Engineer confirmed the applicant has read the report of the fire district.

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

Approved by all.

Motion to adjourn.

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, MARCH 9, 2020**

Chairman Von Achen called to order the Planning Board Meeting of Monday, March 9, 2020 at 7:30 PM.

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

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.

Approval of Minutes:
December 16, 2019

Mr. Mandel made a motion to approve the minutes of December 16, 2019; second by Ms. Hernandez.

Approved by all.

Resolutions:
Resolutions 19:515, 19:517, 9:518 & 20:504 will be approved at a future meeting.

Agenda:
Application No. 19:519
8H9H Lanidex, LLC & 1H7H Lanidex, LLC
800-900 Parsippany Road (Lanidex Plaza Lot 1)
100-700 Parsippany Road (Lanidex Plaza Lot 2)
Block: 392 Lots: 1 & 2
Preliminary and Final Major Site Plan
Preliminary and Final Major Subdivision

Major Soil Moving Permit

Procedure of public participation was explained by the Board Attorney and a background provided by the Board Planner was given on COAH and how and why it applies to this application.

Joseph O'Neill, attorney from Garofalo O'Neill Ruggiero was present on behalf of the applicant for a mixed use inclusionary residential development.

The Board Planner read through the list of requested waivers with Mr. Aperawic making a motion to approve the recommendations of the Board Planner. Second by Ms. Hernandez.

Approved by all.

Mr. O'Neill spoke in reference to the housing element and that this application was included in part toward the Townships COAH agreement.

Witness, Danial Miola, Professional License Engineer, was sworn by the Board Attorney and accepted as expert in engineering.

Exhibit A-1, PowerPoint Presentation was presented to the Board.

The subject property is located on a 45-acre tract and currently consists of nine office buildings. The existing site was described as well as the surrounding area. An Exhibit rendering of the site plan illustrated 525 multifamily units, 75 townhomes, 10,740 sq. ft. of retail and an athletic field. The multifamily units will be located in two separate buildings, on two different areas on the site. Building number one will contain 275 residential units and 2,600 sq. ft. of retail space on the ground floor and building number two has 250 units and 8,140 sq. ft. of retail space. There will be 75 townhome units in 12 cluster of six and one grouping of three. Additionally, a clubhouse and pool will be at the center of the cluster development. An athletic field will be constructed near multifamily building one, along with a building for concessions, restrooms and a playground. Multifamily building number one will be a six-story midrise with a six-story parking deck. Proposed are 468 parking spaces. Multifamily building number two is also a six-story midrise with a six-story parking deck and will contain 446 parking spaces. The townhomes will have two car garages for each unit and the rest of the parking will be provided along the streets. Access will be from Parsippany Road. Lanidex Plaza Drive will be realigned and reconfigured to enter into the site with a separated median boulevard with two lanes in and two lanes out. The boulevard will lead to a roundabout that will be used to access the two existing office buildings which are to remain. Within the roundabout median will be landscaping, grass, sidewalks and hardscape area. The townhomes will be accessed through another driveway leading to a separate roadway and end at another of two roundabouts in the townhome area. At the request of the fire department, the roundabouts will be connected with a fire access lane. The parking deck

associated with multifamily building number two has a driveway that the fire department has asked to be continued to provide a 24 ft. width access at the eastern portion of the building.

The site has been laid out to comply with the overlay ordinance and will be constructed in phases.

Construction for the townhomes is planned to start this summer and should last 16 months. The start of construction on multifamily building number one, the athletic field and the central boulevard is expected to begin in the Fall of 2020. It is anticipated this phase will take 20 months. The final phase, multifamily building number two, will be started 12 months after the completion of multifamily building number one and should also take 20 months to construct.

Sidewalks are to be installed throughout townhomes, along the streets and between the different buildings. The applicant has also agreed to provide a sidewalk to the north along Parsippany Road to connect with the Route 80 overpass.

Also proposed is a subdivision. As the property exists today, there are two lots. The lots will be subdivided into five lots and contain several access and utility easements between each lot. An easement will be required with the IBEW property and while one does exist, it will have to be modified for access into a portion of the development by the townhomes. This will allow access for firetrucks onto the IBEW property during emergencies.

An existing basin along 287 will be impacted as a result of the development. Underground concrete vaults will be installed to compensate the impact to the basin. Fencing is not proposed though is required around pool areas and will be 6 ft. in height. Additionally, a 6 ft. fence will be installed around a proposed retaining wall, also 6 ft. in height.

Approximately 460 trees will be removed and 400 trees are proposed along with shrubs, grasses, etc.

There will be no disturbance of natural steep slopes though there are some steep slopes that exist near Parsippany Road and the IBEW property. Approximately 70,000 cy of soil will be exported. This will equate to 3,500 truckloads, 150 truckloads per day. The path of travel will be Littleton Road to Routes 287 and 80 and take place during the hours of 9:00 am-4:00 pm. County and State DEP permits will be required. Morris County Soil Conservation District approval is needed as well. These applications have already been submitted or will be in the upcoming weeks.

The applicant will comply with all comments of the Board Planner and Engineer. There is one comment from the fire district for an offsite improvement in a buffer area that the applicant will not comply with. The district requested a connection to the unnamed public right of way through the Green Hill neighborhood however, there is access through the IBEW site and the main boulevard coming into the site. Additionally, an agreement with township was to maintain the buffer in original state.

The Board Planner confirmed that access to the office buildings will be maintained through connections from the existing driveway; the entrance will not be demolished but reconfigured to connect into the boulevard; the areas of green shown in the presentation is the existing parking lot and will be grass area after the parking deck is constructed for multifamily building number one. The athletic field and adjacent facilities will not be dedicated to the township, but operated by the manager of the site and be open to residents and non-residents as part of the agreement. A private waste hauler will be used.

The Board Engineer confirmed that the first phase of construction will be the townhomes and safety features will be put in place for pedestrians during each phase; that access to the athletic fields from the townhomes will be provided and that the applicant will comply with all comments of the Engineers report.

Mr. O'Neill noted that the property has been deemed an area in need of redevelopment in 2019 and that a portion of the property will remain untouched at this time but will be subject to a future application.

The Board asked about the fire department access; soil removal; if the phases of construction will overlap; the buffer between properties; runoff into the Greenhill neighborhood and parking for those using the athletic field.

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

Julia Peterson, 25 Old Parsippany Road, asked about the grade change between the townhomes and Greenhill neighborhood and the existing pond.

Casey Parikh, 45 DeCroce Road, asked about the condition in the existing building to remain; number of stories of the two buildings; parking; the condition of the buffer and the proposed concession stand.

Frank Colucci, 14 Alexander Avenue, asked about the access road; if people living in the development can use the access and if the athlete field will be grass or turf.

Tim Barrios, 24 Farmstead Drive, asked about school busses navigating around cul de sacs; what type of athletic field is proposed and if it will have lighting.

John Resciniti, 26 Greenhill Road, asked about the athletic field; where trees will be removed from and if trees will be removed from buffer zones.

Yvette Maglio, 31 Greenhill Road, asked if the roads in the development will be public or private; who will be responsible for snow removal and street maintenance; number of pools; about parking for the athletic field; if the parking garages are open to public; if there will be

designated parking in the garages; the sq. ft. of 700 Parsippany Road and the parking requirement.

Debra Lovett 8 Westminster Drive, asked if a water study has been done; about available water; trees to be removed and replanted and if trees planted will be usable for shade and air quality.

The Board asked about the stormwater facilities and who will maintain them; impervious coverage and if the property will stay within a single ownership.

The Board took a ten-minute break then reconvened.

Witness, David Minno, Licensed Architect, was sworn by the Board Attorney and testified that the application will repurpose the office park into a mixed-use property that conforms with the ordinance.

Continuing with the PowerPoint presentation, a rendering illustrated the proposed and existing buildings; the two-story townhomes, the clubhouse which will contain an exercise room; the pool, outdoor grilling and firepit areas. Each townhome unit has a two-car garage and private outdoor space. Visitor parking will be on the street.

Multifamily building number one has retail space which cannot be accessed through the residential portion of the building. Additionally, proposed is a motor court for pick up and drop off; a private courtyard; a pool courtyard; grilling and firepit areas; landscaping; projecting balconies and amenity space of 13,800 sq. ft. The parking deck is designed to allow tenants to park on the level in which they live. The main lobby is largely glass and the rest of the building is contemporary style designed to break up the building by using vertical façade treatments, texture and color.

The Board Planner confirmed the bedroom mix in multifamily building number one as having 17 studio units; 134 market rate one-bedroom units; 12 affordable one-bedroom units; 60 market rate two-bedroom units; 36 affordable two-bedroom units; 4 market rate three-bedroom units and 12 affordable three-bedroom units for a total of 275 units.

Multifamily building number two has 26 market rate studio units; 144 market rate one-bedroom units; 12 affordable one-bedroom units; 20 market rate two-bedroom units; 36 affordable two-bedroom units and 12 affordable three-bedroom units for a total of 250 units.

The townhomes will generally be three bedrooms with no affordable units.

Also asked about were the movie walls, height of the walls and signs, which all will be discussed at a later date.

The applicant will use the townships administrative agent for affordable housing and will comply with all regulations of the ordinance. Additionally, they were asked to make sure the parking ratios were correct.

The Board asked about the height of the existing buildings in relation to the proposed; if there is an opportunity for biking; if the townhomes were rentals or owned; number of bedrooms; if the amenity space is for tenants only and number of tenants in the retail spaces.

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

Yevette Maglio, 31 Greenhill Road, asked about the breakdown of buildings 1 and 2 and possible number of retail tenants.

Julia Peterson, 25 Old Parsippany Road, asked if there were price points on the apartments and townhomes and if the multifamily buildings could be built to five stories instead of six.

Witness, Jason Tronco, Landscape Architect and Professional Planner, was sworn by the Board Attorney and testified that the buffer to the southern portion of the property is a mature wooded area 50 ft. in width from the west to the east. It slopes to the east and there is a swell within the existing vegetation as it dips in the middle. There will be no change to this buffer. In the area of the clubhouse additional screening of evergreen trees will be planted as well as throughout the site. Many trees from parking lot islands, adjacent to building and around the perimeter of the site will be removed and replaced with shade, ornamental and evergreen trees. There will be shrubs, ornamental grasses and ground covers. Between the buildings and townhomes, a walkway will be lined with trees. The movie screen will be 9 ft. tall by 12 ft. wide and is a decorative feature. The landscaping will provide for tree lined streets, smaller plantings in the courtyards, seed mixes and evergreen buffers.

The Board Planner confirmed that a 4 ft. wall would be around the pool; asked about replacement trees and the type, and about the play equipment to be installed. Additionally, the entire site will be connected via sidewalks. Biking will take place in the streets.

The Board Engineer confirmed that irrigation will be installed at each landscape area and will be installed in Phase I.

The Board ask how well the proposed trees would hold up in storms; height of trees and how far apart they will be planted from one another. Also asked, if there was an examination of the condition of trees in buffer?

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

Julia Peterson, 25 Old Parsippany Road, asked about the buffer to the west between Parsippany Road and building 900 and about the ridge above building 800.

Tony Valentino, 19 Springview Drive, asked how late movies will be shown on the screen and about noise that will come from the pool area.

Iva Pohner, 27 Springview Road, asked about the percentage of trees to be removed between Route 287 and the Greenhill neighborhood and at what rate will new trees grow to replace buffer at 287.

The application was carried to April 6, 2020, without further notice and with all extensions.

Motion to adjourn.