

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD &
MINOR SITE PLAN & SUBDIVISION COMMITTEE
MONDAY, AUGUST 17, 2020 @ 7:30 P.M.**

Members Present: Mr. Aperawic, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez,
Mr. Mandel, Mr. Mele, Chairman Von Achen

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

Absent: Mr. de Pierro, Mr. Patel, Ms. Vealey

Announcement is made that adequate notice of this meeting has been given and 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".

Roll Call

Pledge of Allegiance

Agenda:

Application 20:517

PTH Knoll, Knoll Lane, Block: 494 Lot: 1

Courtesy Review

Joe Beckmeyer, Sewer Superintendent, spoke of an upgrade on the sewer system in the Knoll area of town. 30 years ago six pump stations were installed on the northern side of the Knoll. Five of the six pumps will be eliminated. The stations to be removed are located at the East, the West, the park, the maintenance barn and the amphitheater. The existing pump stations do not have generators so they will be combined into one pump station. All sewer gravity pipes will be taken to a new location along Knoll Drive. The discharge from the pump station will go from the new pump station and travel to a new manhole in front of the Community Center. A one story building approximately 200 sq. ft. will be the only item above grade. An arborist will examine the trees along the route of the pump station to see which are dead, can be saved or must be replaced. The work will take place from October through April.

The Board Planner spoke of the goals of the Master Plan regarding the application and discussed the possibility of green infrastructure.

The Board asked about electric usage with the upgrade; confirmed that the upgrade will be for use for the Knoll East and West only; if there will be a standby generator; if the generator will be gas or diesel and if the project had approval from town council.

Motion to adjourn.

Agenda:

Application No. 20:506 Minor Site Plan & Subdivision Committee
Indian Stream, 108-120 Route 46, Block: 693 Lot: 24
Minor Site Plan

Attorney Conrad Olear was present on behalf of the applicant who will be a tenant at the subject site to operate as a grocery store. The site is currently vacant, the exterior and interior will be updated and the lot will be striped.

The Board Planner read through the list recommended waiver with Mr. Mele making a motion to approve, second by Ms. Hernandez.

Approved by all.

Witness, Gonzalez Trenosky, Professional Engineer, presented sheet C-100, Site Plan. The entire property will be restriped with the total number of parking spaces to remain. The trash enclosure area will be re-fenced with the possibility of the concrete pad being replaced if necessary. A generator by the ramp at the rear is also proposed. Trees will not be disturbed and there will be no new utilities.

The Board Engineer asked about signage and if the building will be sprinklered.

The Board asked if review was needed by the fire district and about the trash enclosure.

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

Witness, Mike Krawiec, Professional Architect, testified to the proposed signage. The wall and monuments signs will not change in size from the existing signs.

Sheet A-2.0, Exterior Elevations, was presented to illustrate the location of the wall sign which is approximately 148 sq. ft. A new main entrance with automatic door is proposed as is an additional door at the northeast corner of the building for egress.

A-1.0, Proposed Floor Plan, was presented and described.

The board planner asked about the signs and how they would be lit.

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

Ms. Hernandez made motion to approve the application; second by Mr. Mele.

Approved by all.

Application No. 20:509 Minor Site Plan & Subdivision Committee
CSC TKR, LLC, 6 Eastmans Road, Block: 738 Lots: 3
Minor Site Plan

Attorney, Sean Monahan was present on behalf of the applicant to install battery energy cells to supplement a power grid.

The Board Planner read through the list of requested waivers.

Witness, Nedal Sumrein, Project Manager for Bloom Energy, described the subject lot and stated that the proposed is a stand-alone energy server that is monitored in California and India, 24 hours a day, via sensors. Field technicians are available 24 hours a day, seven days a week. The server does not produce odor, light, vibrations nor is there environmental impact.

The Board Engineer asked about the drainage easement, planting, and the water system.

Board members asked about safety measures.

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

Witness, Chris Thompson, Professional Engineer, testified that there will be no stormwater runoff, no additional parking will be needed and no additional traffic will be generated.

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.

Approved by all.

Application No. 20:513 Minor Site Plan & Subdivision Committee
JP Morgan Chase, 53 North Beverwyck Road, Block: 607 Lot: 1
Minor Site Plan

Ms. Hernandez took over as Chair due to Mr. Dinsmore having association with the bank.

Jennifer Porter, Attorney, was present on behalf of the applicant for ADA parking and sidewalk improvement. 31 parking spaces exist and 31 will remain.

The Board Planner read through the requested waivers with a motion to approve made by Mr. Aperawic; second by Mr. Mele.

Approved by all.

Witness, Kevin Furaio, Professional Engineer, testified that a new sidewalk and ADA ramp are proposed as well as retaining walls up to 2 ft. in height. The site will be given a milling overlay for overall site maintenance and striping will not change except for the ADA spaces.

Board planner asked about the retaining walls and landscaping.

Board engineer asked about drainage.

Board asked about paving the parking lot.

Ms. Hernandez opened the floor for anyone wishing to ask questions of the witness.

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

Approved by all.

Motion to adjourn.