

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, FEBRUARY 25, 2019**

Chairman Keller called the Planning Board Meeting of Monday, February 25, 2019 to order at 7:30 PM.

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

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 Keller opened the floor to the public for anyone wishing to speak.

Correspondence:

Correspondence received from Vivek Machchhar in Application 18:525 requesting to be carried from February 25, 2019 to March 24, 2019 without further notice.

Mr. Dinsmore made a motion to carry Application 18:525 to March 25, 2019 without further notice, second by Mr. Mandel.

Approved by All.

Resolutions:

Application 18:525
MCC Owner, LLC, 400 Interpace Parkway, Block: 136 Lot: 43.05
Preliminary and Final Major Site Plan.

Mr. Aperawic made a motion to approve the application for Preliminary and Final Major Site Plan for installation of a new parking area and additional parking stalls to existing parking lots, second by Mr. Dinsmore.

Approved by All.

Agenda:

Application 18:501

Franciscan Sisters of St. Elizabeth

499 Park Road, Block: 166 Lots: 135 & 135.03 , Block: 155 Lot: 7

Preliminary and Final Major Site Plan

Attorney, William Strasser, Strasser Associates, was present to represent the Applicant for a two story, 6,913 sq. ft. addition to the convent section of the premises on a 25+ acre lot. The addition will be located on the southerly side of the building and contain 12 bedroom and 6 shared bathrooms. Two existing bedrooms will be converted into an office and laundry room.

Exhibit A-1, Site Photos, was presented.

There are six existing parking spaces at the common area and four additional parking spaces proposed. Two spaces will be handicapped spaces and two will be regular.

The Board Planner summarized the request for waivers with Mr. Dinsmore making a motion to grant approval, second by Councilman de Pierro.

Approved by All.

Exhibit A-2, Photos of Property and Building

Exhibit A-3, Colorized Site Plan

Exhibit A-4, Waiver from MCPB.

Witness, Lilly Perapadan, was sworn by the Board Attorney and testified that she is a Delegate General for the Franciscan Sisters. Parsippany is the main house and there are 25 sisters at this location. The sisters are teachers of the 265 students at the Montessori school. They do not house personal vehicles on the site however, there are six vehicles owned by the sisters which are stored in the two garages.

The Witness was asked to identify eight site photos in Exhibit A-1. Named were the school, area of addition, living quarters, convent, garage and yard.

The Witness was then asked to identify 16 photos of Exhibit A-2. Named were areas of the existing building, proposed addition, yard and fence.

The Board confirmed that the addition could not be seen from Park Road and asked the distance between the school and the dwelling.

Chairman Keller opened the floor to the public for anyone wishing to ask questions of the Witness.

Witness, Bruce Rigg, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the zoning requirements in Exhibit A-3.

Sheet C-1 from the plan set was presented. Described were the various locations of existing and proposed parking spaces.

Sheet C-2 from the plan set was presented to explain grading and utilities. The area of the addition will be re-graded to allow stormwater around both sides of the structure and into a retention system under the proposed driveway. This system is for the new impervious coverage only. There are existing storm drains for the rest of the site. The walkway and driveway were also re-graded for easier access to the garage and rear of the building. The soil moving calculations of approximately 1,500 yards were described with 1,200 yards being removed from the site. There are no environmental constraints on the site and stormwater runoff would not affect neighboring properties.

Sheet C-3 from the plan set was presented to illustrate a turn-around for larger vehicles.

16 trees will be taken down and 14 will be replaced. Screening was suggested by the Township Forester for the residents of Fairview Place. The Applicant agreed to work with the Forester.

The ramp and walkways near the lower level will have lighting as well as under the soffit for the patio. Added lighting will be on the garage and one on a pole to light the paved area and sidewalks.

The Board asked if lighting will affect neighboring properties, if lights will be on throughout the night and if there will be ADA parking spaces.

The report of the Fire District was discussed and the Applicant confirmed they would contact the Chief regarding a request for a fire lane.

Chairman Keller opened the floor to the public for anyone wishing to ask questions of the Witness.

Mike Pietrowicz, 480 Park Road, asked if there will be any change to the sewer system.

Witness, Scott Abramowitz, Licensed Architect, was sworn by the Board Attorney and presented Exhibit A-5, Colorized Drawings A1-A5 from the plan set.

Sheet A1 described the existing residence. The lower level illustrated the activity room and existing six bedrooms. Two bedrooms will be converted to other uses and one bathroom will be removed for access to the lower level of the addition. This level will consist of four bedrooms, two bathrooms and a multi-purpose room. There will also be access to the outside. An elevator is proposed and stairwell for a second means of egress.

Sheet A2 describes the upper level. There are eight bedrooms and four shared bathrooms.

Sheet A3 describes elevations shown of the eastern and western sides of the addition. Brick matching the existing building will be used on the addition. The sunroom will have a metal roof and glass wall.

Sheet A4 described the layout of the bedrooms and bathrooms.

Sheet A5 described lighting that will be placed around the terrace, ramp and stair area.

The Board asked if there will be solar panels and questioned the egress for use in emergencies. It was also asked if there will be an emergency generator; height of the proposed block and retaining walls. There was also discussion of why sidewalks would not be a good idea for this location.

Chairman Keller opened the floor to the public for anyone wishing to ask questions of the Witness.

Mike Pietrowicz, 480 Park Road, asked how school zones are designated.

Chairman Keller opened the floor to the public for anyone wishing to speak in support or opposition of the application.

Mr. Strasser summed his case.

Mr. Dinsmore made a motion to approve the application subject to the BFJ Planning report dated February 5, 2019, Keller & Kirkpatrick report dated February 12, 2019; report of the Township Forester dated January 16, 2019, report of Fire District 2 dated January 28, 2019; further subject to consulting with the Fire Chief for his request of a fire lane. Second by Ms. Hernandez.

Approved by All.

The Applicants request for a major soil moving permit involves 1,200 yards of soil to be moved off site in approximately 60 truckloads weekdays. The hours during which soil is to be moved will be 9:00 am-4:00 pm during the month of July and 9:00 am-2:00 pm when schools are in session.

It was noted that Mr. Von Achen was present at 7:55 pm and is eligible for the soil move vote.

Mr. Dinsmore made a motion to grant a soil moving permit, second by Ms. Hernandez.

Approved by All.

Other Business:

Removal of Board Member

The Board Attorney explained the reason for removal of Turan Ayaz.

A motion was made by Mr. Frigeri, second by Mr. Von Achen.

Approved by All.

The Board Planner noted the Master Plan survey is finish and going out. There are potential Zoning ordinances going to council for adoption early April. A joint meeting between Planning Board and council is scheduled March 19, 2019 at 6:00 pm for an affordable housing presentation.

Motion to adjourn.