

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, APRIL 22, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, April 22, 2019 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.

Resolution:

Mr. Mele made a motion to adopt the Land Annexation Petition of the District at 1515; Second by Mr. Mandel.

Approved by all.

Approval of Minutes:

A motion to approve the Minor Committee Meeting minutes of February 25, 2019 was made by Mr. Dinsmore, second by Ms. Hernandez.

Approved by All.

A motion to approve the minutes of February 25, 2019, March 11, 2019 and March 25, 2019 was made by Mr. Dinsmore; second by Mr. Frigeri.

Approved by All.

Agenda:

Application 19:506

Morris County Head Start

Central Avenue

Site Plan Courtesy Review

Bob Grant, President of the Board of Directors of Morris County Head Start testified that the Head Start program will provide education for 90 students in six new classrooms in a building owned by Morris County in collaboration with the Morris School District. Morris County will fund the construction and Head Start will pay for it through a long-term lease agreement.

Sue O'Donald, Executive Director testified that Head Start is a non-profit organization. They provide preschool and early childhood services for low income families in space owned by the county. They have two locations in Morris County and serve 245 children. They work with expectant mothers providing home education and support programs and children through Pre-K. They have a waiting list that averages 250 per month, with a current list of 279. The families they serve have incomes at the federal poverty level.

Architects from The Musial Group were present to provide details of the proposed. The six classrooms will accommodate 15 children each and a new side entrance will allow people to enter through a security access and into the school office. Each classroom will have access to the playground area which will be properly fenced and be made up of three surface types; grass, rubber and concrete. Classroom and playground size are dictated by the NJ Department of Education and Children of Family. An existing sidewalk will be extended around the perimeter of the facility and fencing around the playground will be 4 and 8 ft. tall and the dimensions of the canopies are 6 ft. x 75 ft. and 8 ft. 6 in. x 20 ft.

A striped crosswalk, signage and sidewalk along the staff side of the parking area were suggested by the Board Engineer.

Ms. O'Donald stated there will be a social services room, nurse room and that family style meals are served in the classrooms. Hours have not been finalized yet but they plan for a six to seven hour day as coordinated by Morris School District.

At the most there will be 90 children and 20 staff members at one time which will require 35 parking spaces but there are 74 existing spaces in a higher portion of the lot for staff. At the entrance two spaces are being removed. Parents who drop off their children are encouraged to park in the upper level and bring their children into the school. A teacher will be outside for those being dropped off by bus.

Chris Vits, County Engineer, stated that the county will be constructing the entire project and will look into the suggested sidewalk at the staff parking area.

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

Other Business:

Ordinances Amending Chapter 430:

2019:15 APRD-2

2019-16 Building Height

2019-:17 Corner Lot Setback Requirements for Accessory Structures

2019:18 Critical Slope Area Regulations

2019:19 Maximum Driveway Width

2019:20 Signage

2019:21 Conditional Uses in the R-2M District

2019:22 General Zoning Map to Rezone Properties Located at Block: 391 Lots: 1, 2, 3, 4 and 5

2019:23 Conditional Uses in the R-3, R-4 and R-5 Districts

The Board Planner explained that the ordinances except for 2019:20 have been recommended to council about a year ago but have not been acted on until recently. A first reading has taken place and the ordinances were sent back to Planning Board for Master Plan consistency.

:15 APRD-2 has been eliminated.

:16 The definition of building height is located in two areas of the ordinance and is not consistent with each other.

:17 Provision to allow accessory structures such as A/C condensers, oil tanks and generators in the front yard of a corner lot.

:18 Will place the critical slope area regulations with Zoning and will apply to each lot of a subdivision.

:19 Maximum driveway width will go from 36 ft. to 24 ft.

:20 Various changes were made to the sign ordinance.

:21 Eliminates mixed use option from the R-2M District.

:22 Specific lots will be rezoned from R-4 to B-3.

:23: Eliminates public and nonprofit or limited dividend housing from the R-3, R-4 and R-5 Zoning Districts.

Mr. Dinsmore made a motion finding the ordinances consistent with the Master Plan and recommends them to council, second Mr. Frigeri.

Approved by All.

Motion to adjourn.