

**MINUTES OF THE TOWNSHIP OF PARSIPPANY – TROY HILLS  
PLANNING BOARD RE-ORGANIZATION MEETING  
MONDAY, JANUARY 8, 2018**

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”.

Letter from Mayor Soriano dated January 5, 2018 reappointing Tom Dinsmore as Class IV member of the Planning Board for a term ending December 31, 2021.

Letter from Mayor Soriano dated January 5, 2018 reappointing Jennifer Vealey as Class II member of the Planning Board for a term ending December 31, 2018.

Letter from Mayor Soriano dated January 5, 2018 appointing Judy Hernandez as Class I member of the Planning Board for a term ending December 31, 2021.

Letter from Mayor Soriano dated January 5, 2018 appointing Bruce Frigeri as Class IV member of the Planning Board for a term ending December 31, 2021.

Letter from Mayor Soriano dated January 5, 2018 appointing John Von Achen, Alternate Number 1, of the Planning Board for a term ending December 31, 2019.

Memo from Khaled Madin, Township Clerk confirming the Council Appointment of Janice McCarthy, Class III Member, term ending 12/31/18.

**Swearing in of Board Members: Mayor Soriano**

**Reorganization of the Planning Board for 2018**

Nominations for Chairman:

Mr. Dinsmore nominated Mr. Keller. Second by Ms. Vealey. Approved by all.

Motion for nominations to be closed by Mr. Dinsmore. Second by Ms. Vealey. Approved by All.

Nominations for Vice-Chairman:

Chairman Keller nominated Mr. Dinsmore. Second by Mr. Aperawic.

Reaffirmation of Planning Board Secretary: Nora Jolie

Motion by Mr. Dinsmore. Second by Ms. Vealey. Approved by All

**Appointment to Minor Site Plan and Subdivision Committee:**

Chairman: Mr. Dinsmore

Member: Mr. Von Achen

Member: Ms. Csantaveri  
Member: Mr. Aperawic  
Member: Mr. Frigeri

**Appointment of Planning Board Professionals:**

Chairman Keller made a motion to appoint Scott Carlson as Board Attorney.  
Second by Mr. Dinsmore. Approved by All.

**Swearing in of Board Attorney: Mayor Soriano**

Motion to adjourn the re-organization meeting by Chairman Keller. Second by  
Mr. Aperawic.

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, JANUARY 8, 2018**

Planning Board Secretary called the Planning Board Meeting of Monday, January 8, 2018 to order at 7:51 PM.

Members Present: Mr. Aperawic, Ms. Csantaveri, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Pathak, Ms. Vealey, Mr. Von Achen, Councilman Keller

Also Present: Scott Carlson, Planning Board Attorney  
Andrew Cangiano, Keller & Kirkpatrick, Board Engineer  
Susan Favate, BFJ Planning, Board Planner  
Ed Snieckus, Burgis Associates, Board Planner  
Bryan VanderGheynst, NV5, Board Engineer

Absent: Mr. Ayaz,

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 made a motion to recommend Susan Favate of BFJ Planning as the Board Planner. Seconded by Mr. Pathak. Approved by All.

Chairman Keller made a motion to recommend Andrew Cangiano of Keller & Kirkpatrick as Board Engineer. Second by Mr. Dinsmore. Approved by All.

**Re-Appointment of Planning Board Professionals:**

**To conduct work as directed.**

Edward Snieckus, Burgis Associates, Planner  
Bryan VanderGheynst, NV5, Board Engineer

Motion by Chairman Keller. Second by Mr. Dinsmore. Approved by All.

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

**Resolution:**

Application No. 17:516  
Old Bloomfield Avenue, LLC (Land Rover), Block: 693 Lots: 9, 10, 11, 12, & 13

250 Route 46 and 259 & 279 Old Bloomfield Avenue  
Preliminary & Final Major Site Plan/'C' Variance

The Board Attorney reviewed requested changes made to the Resolution.

A motion to Adopt was made by Mr. Dinsmore, seconded by Mr. Aperawic.  
Approved by Aperawic, Csantaveri, Keller, Dinsmore.

Agenda:

Application No. 17:521  
UPS, Block: 136 Lot: 43.3, 10 Upper Pond Road  
Final Major Site Plan

Cecilia Lassiter, Attorney from Sills, Cummis & Gross, PC, was present to represent the Applicant for Final Major Site Plan.

Witness, Patricia Ruskan, Licensed Professional Engineer, was sworn and accepted as an expert witness.

Exhibit A-1, Titled Overall Site Plan, Sheet F-2, was passed out to the Board Members. Areas of color depict changes from the Preliminary to Final Site Plan.

The overall project was reviewed for new Board Members from Application of Preliminary Site Plan. Further described were changes eliminating stairs to walking trail; tiered walls shifted with others reconfigured; material and color change of sidewalks, entry plaza, retaining walls and outdoor patio; elimination of smoke shelter; fire lane stripping and road 'A' extension to Cherry Hill Road with a traffic signal. A concrete pad was constructed for a refrigeration unit moved from the roof to the ground.

The Board questioned the reason for material change of the retaining wall, if lighting nearest residential lots is downward facing as well as tree removal and replacement. It was also asked how one would gain access to the walking trail with the elimination of the stairway and where people would smoke with the removal of the smoking shelter.

The Board Planner confirmed the reduction of one parking space; questioned the landscaping approval and timed lighting. It was suggested that approval by the Board be subject to the Foresters review and approval letter.

The Board Engineer confirmed that there were no outstanding issues to be addressed with the preliminary approval.

Witness, Frank Teklits, Facility Manager, described the location of the new smoking area as the Northwest corner and safety precautions taken.

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

Ms. Lassiter closed her case.

Comments by the Board were in reference to UPS being a good neighbor, they complied with all they were asked and about the installation of the traffic light at Upper Pond and Cherry Hill Roads.

Chairman Keller opened the floor for anyone wishing to speak in regard to the application.

Mr. Dinsmore made a motion approve the application subject to the Burgis Associates Report dated December 22, 2017, NV5 Report dated December 10, 2017, Construction Officials Report dated December 5, 2017, Tax Assessor Report dated December 4, 2017 and Fire District 2 Report dated December 13, 2017; further subject to working with the Township Forester and the Township retaining jurisdiction over the lighting for a period of one year. Second by Ms. Csantaveri.

Approved by All.

Other Business:

Discussion of ID's for the Board Members.

Motion to adjourn by Mr. Pathak, seconded by Mrs. Csantaveri.

Approved by all.

8:26 PM