

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, MARCH 12, 2018**

Chairman Keller called the Planning Board Meeting of Monday, March 12, 2018 to order at 7:34 PM.

Members Present: Mr. Aperawic, Ms. Csantaveri, Mr. Dinsmore,
Ms. Hernandez, Ms. Vealey, Mr. Von Achen, Chairman
Keller

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

Absent: Mr. Ayaz, Mr. Frigeri, Councilwoman McCarthy, Mr. Pathak

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.

Minutes for Approval:

Mr. Dinsmore made a motion to approve the minutes of February 5, 2018, second by Mr. Aperawic.

Approved by Aperawic, Csantaveri, Dinsmore, Hernandez, Vealey, Von Achen.

Agenda:

Application No. 18:503
Old Bloomfield, LLC, Block: 693 Lots: 9, 10, 11, 12, & 13, 179 Route 46
Major Soil Moving Permit

Joseph O’Neill, Attorney from Garofalo & O’Neill, was present to represent the Applicant for a major soil moving permit in connection with development on the subject lot.

After a review of the Township Engineers interoffice memo, Witness Pat McClellan was sworn and presented sheet 1 of 3, dated February 5, 2018, from the soil moving plan. He gave an overview of the current property conditions and the proposed which was approved in December 2017. It was explained that a

large portion of soil to be cut from one area of the property will be moved to fill and level another. Excess material to be removed from the property will travel Route 46 to 287 during the time period as permitted by ordinance. Additional fill will come in off Route 46. An application was made to Morris County Soil Conservations and either comment or certification is expected soon.

The Board questioned drainage and composition of soil.

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

Mr. O'Neill summed the case noting all requirements will be complied with.

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

Mr. Dinsmore made a motion to recommend the soil moving permit to Town Council subject to the memo from the Township Engineer. Second by Mr. Aperawic.

Approved by All.

Application No. 18:502
456 Parsippany Rollup, LLC
4, 5, 6 Century Drive, Block: 202 Lots: 1.2,1.4, 1.6
Preliminary & Final Major Site Plan w/C Variance

Thomas Malman, Attorney from Day Pitney, was present to represent the Applicant. Mr. Dinsmore recused himself due to a family member who works for this law firm.

The Board Planner summarized her completeness review, itemizing the request of waivers. Mr. Aperawic made a motion to grant the waivers, second by Ms. Csantaveri. Approved by All.

Witness David Iacovucci, Senior Investment Officer from Bergman Real Estate Group, co-managing member of the partnership who owns the subject property, was sworn and gave a summary of the application.

An improvements program was implemented after the purchase of the property in 2016 which began with the interior. Phase II, the final phase of the program will concentrate on the exterior by enhancing the property to make it more attractive and user friendly. The landscape will be updated, pergolas will be added for shade and a pedestrian bridge will be installed to allow access from 5 Century Drive to 4 & 6 Century Drive. A bocce court is also proposed.

The Board questioned if the improvements would serve any benefit to anyone outside the office park.

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

Witness Jan Saltiel Rafel, Principal of Edgewater Design, Landscape Architects, was sworn and testified.

Exhibit A-1, dated March 9, 2018, an aerial display of the subject lot and surrounding properties and Exhibit A-2, dated March 12, 2018, rendered landscape plan were presented.

Described was the plan to connect the three properties into a walkable community by use of walkways and to create outdoor amenities and activities with increased landscape.

Exhibit A-3, Photographs of lawn area where seating will be added and Exhibit A-4, Detail showing the proposed pergolas was presented.

The Board questioned if the pergolas had walls or a roof, the height, color and material. Also asked was how a wheelchair bound person would get from 5 Century to 4 and 6 Century.

Exhibit A-5, Rendered Key Plan, was presented.

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

Witness, Lorali Totten, Principal Engineer and Planner from Crest Engineering Associates, was sworn and testified.

Exhibit A-5 was described and discussed was the proposed impervious coverage which totals .18 acres and does not meet criteria for storm water management due to the disturbance being less than one acre. Parking will be reduced by two spaces and two handicap spaces will be created; one each on 4 and 6 Century. The swell is to be cleaned out of leaves and twigs, sediment removed, top soil added and seeded by the Applicant. Also discussed were the variances for the pergolas in the side setbacks and foot bridge in the front yard setback. Sign details are to be submitted for direction signs. Lighting details are also to be provided. Memos from the Board Planner and Engineer with plan change recommendations will be complied with.

The Board asked for clarification on the added impervious coverage, the size, length and where the pergolas will be located on the lot and waste receptacles.

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

Mr. Malman summed his case.

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

Mr. Aperawic made a motion approve the application subject to the BFJ Report dated February 27, 2018, Keller & Kirkpatrick Report dated February 22, 2018, Fire District 6 Report dated February 9, 2018 and Township Engineering Report dated February 6, 2018; further subject to conditions provided in testimony, handicap accessible parking spaces on either side of the amenity space, a calculation of parking to be provided and if necessary, a parking variance, signage package and lighting plan to be submitted, jet clean the pipes in the basin, waste receptacles shown on the plans, crosswalk to be stripped and recommendations from the arborist report. Second by Ms. Vealey.

Approved by All.

Application No. 18:501
SCADA
Courtesy Review

John Wieworka, Township Water Department Superintendent, was present and testified as to the upgrade to the remaining facilities that have not been integrated into the existing SCADA (Supervisory Control and Data Acquisition) system by replacing telephone communication lines with radio equipment. The sites in question are Well 13 located in the wooded area by Marsha Terrace and Well 21 located behind Springfield Court.

Mr. Dinsmore made a motion that the plan for upgrade is consistent with the Master Plan, second by Mr. Aperawic.

Approved by All.

Other Business:

Discussion of re-writing the Master Plan and how it will be handled. Residents and the business community will be invited to group meetings in different neighborhoods to give their input. It was suggested that a statement of intent be created to help accomplish this task.

Motion to adjourn. Approved by All.