

**MINUTES OF THE MINOR SITE PLAN & SUBDIVISION COMMITTEE  
MEETING OF THE PARSIPPANY-TROY HILLS  
PLANNING BOARD  
MONDAY JUNE 18, 2007**

Mr. Purzycki called the meeting of the Minor Site Plan and Subdivision Committee of the Planning Board on Monday June 18, 2007 to order at 7:08 PM.

Members Present: Ms. Bronfman, Mr. Burns, Mr. Purzycki

Also Present: Mr. Snieckus, Mr. Pucilowski

Absent: Ms. Baldwin, Ms. Banks

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".

The meeting was open to the public. There was no one in the public wishing to speak.

The case on the agenda is **TI-Parsippany, Inc.** Block: 136 Lot: 45, 260 Cherry Hill Road, Minor Site Plan, Application #07:511. Jeanne Ann McManus is representing the applicant.

Reports for the record:

Burgis Associates dated May 31, 2007

Fire District #2 (undated)

Ms. McManus explained that this is an application for approval for construction of a deck off the side of the building where the cafeteria is located and a stairway down to the ground.

Mr. Purzycki asked Mr. Snieckus to review his report. He said his review of May 31, 2007 found what was submitted acceptable. Ms. McManus said there is one tree to be removed and she will present testimony on that. There is a question on lighting and Ms. McManus said they will address that also.

Rodney McManus, the architect said there are three existing wall lights on the exterior and two pair of directional spotlights on each corner which will stay. They are not planning to add any additional lighting. The deck will be used during the daytime. The three wall lights are on a timer and the spotlights are on a switch.

Pearl Wang, engineer has had contact with the Township Forester and will comply with his requirements. There is not a landscaping plan yet with the species to be added. There is a tree protection and removal plan presented as an exhibit. There is a tree in the area of construction that is dead. The deck would be about three feet from the deck and there were some shrubs that would be trimmed back.

After examining the tree they found that the tree is closer than they thought and the tree is in very bad shape so they determined it would be better to remove it and plant a new ornamental tree. The bush is overgrown so they will remove it and replace the bush also. They are working with Forestry to decide what to plant. Any decision will be subject to the Forester's recommendations.

Mr. McManus explained the design. It is a 19 x 40 foot balcony on the side of an existing cafeteria off the second floor of the building. There is a stairway allowing access to a picnic area on the site. The stairway is a convenience only, not a means of egress. The deck will be built of the same components as the building with a wood slat deck to allow water through. There will be a glass handrail for the deck and stairs.

The deck will be accessible from the building and the picnic area which itself is not really accessible. The door will be locked when the building is closed. There will be three tables with umbrellas. They have submitted a site plan that shows the proposed footprint and location.

Mr. Purzycki asked about comments in the Burgis report regarding parking. This is a very small increase, but the parking is more than adequate. There are 365 spaces required and they have 377 spaces on the site.

Mr. Snieckus asked if there would be any on-site grading and Mr. McManus said they designed the stair to meet the existing grades.

There were no further questions from the committee or the public. Mr. Burns made a motion to approve the minor site plan for Application 07:511 for TI-Parsippany subject to the report of Burgis Associates dated May 31, 2007 and approval of the Township Forester. Seconded by Ms. Bronfman. Ayes: Ms. Bronfman, Mr. Burns, Mr. Purzycki.

Meeting adjourned at 7:26 PM