

**MINUTES OF THE MINOR SITE PLAN & SUBDIVISION COMMITTEE
MEETING OF THE PARSIPPANY-TROY HILLS
PLANNING BOARD
MONDAY FEBRUARY 25, 2008**

Mr. Purzycki called the meeting of the Minor Site Plan and Subdivision Committee of the Planning Board on January 7, 2008 to order at 7:10 PM.

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

Also Present: Mr. Snieckus

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 **Franciscan Sisters of St. Elizabeth, Inc.**, Block: 166 Lots: 135 and 135.03 and Block: 155 Lot: 7, 499 Park Road, Minor Site Plan, Application #08:502. Bill Strasser representing the applicant.

Reports for the record:

- Burgis Associates dated February 4, 2008
- Township Forester dated January 29, 2008
- Township Engineer dated February 22, 2008
- Historic Preservation Committee dated February 6, 2008
- Fire District #2 dated January 17, 2008

Mr. Strasser explained that this application is a continuation of the plan for the temporary classroom that was heard last summer. There were some problems with the placement and installation of that classroom, and now they are here for approval for an enclosed walkway from the existing building to the temporary classroom. The walkway will be air conditioned and heated.

As noted in the Burgis report they had to make some modifications to the ramps which had been originally approved. The original ramp was on the west side of the building and was a handicap accessible ramp to the exterior of the structure. Because of the enclosed walkway the ramp had to be moved from the west to the east side of the building. This is noted on the plans. There is an exit to the classroom on the northeast side which is a stairway. Handicap access is into the one classroom, and through that to the other room.

Mr. Snieckus clarified that the applicant is here for the enclosed walkway. They need no bulk variances. The relocated ramp information is to amend the original approval. The change in impervious coverage is diminimus.

Robert Costa the project engineer said Mr. Snieckus calculations are accurate and there are no variances. The ramp meets all codes.

Mr. Purzycki asked about the waivers and Mr. Snieckus agreed that all can be granted and the ramp does not make any difference. Mr. Snieckus said the real questions are on page three of his report. Item 6a asks for clarification of proposed vs. existing. Everything grey on the plan is what is proposed. He did not show the building from the previous approval because they do not have a CO so he did not want to show it as if it were done. What is physically there are the trailers and the ramp. This application is for the connection from the existing building and the trailers, and a concrete walkway that wraps around the trailers to the back to get to the ramp.

Mr. Snieckus said his only other question was regarding bituminous pavement next to the concrete walk. That is to remain in place. The new will meet up to that. He asked about doorways to the enclosed walkway. There are doors to each structure and there is a double door to the porch as well as the single door shown.

The play area is listed as 1000 sq. ft. but the plans from July show it as 850 sq. ft. not including the wooden ramp and landing that is proposed now. Mr. Costa will verify the number to see why it has changed. Mr. Strasser confirmed that the area will remain a play area and is fenced in.

The memo from the Township Engineer asked what is existing and what is proposed. Mr. Costa said again he will show it but was unsure because of the lack of a CO. Mr. Snieckus suggested he show it as existing subject to a CO.

Mr. Purzycki asked about lighting. There will be interior lighting since it is enclosed and there will be exterior above the ramp and stairway.

There were no further questions from the committee or the public. Ms. Baldwin made a motion to approve the Minor Site Plan for the Franciscan Sisters of St. Elizabeth application #08: 502 subject to the reports of Burgis Associates dated February 4, 2008 and the Township Engineer dated February 22, 2008. Motion seconded by Mr. Burns. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Purzycki. Mr. Costa confirmed he will confirm the size of the play area on revised plans.

The meeting was adjourned at 7:25 PM.