

**MINUTES OF THE MINOR SITE PLAN & SUBDIVISION COMMITTEE
MEETING OF THE PARSIPPANY-TROY HILLS
PLANNING BOARD
MONDAY APRIL 21, 2008**

Mr. Purzycki called the meeting of the Minor Site Plan and Subdivision Committee of the Planning Board on Monday April 21, 2008 to order at 7:00 PM.

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

Also Present: Mr. Snieckus, Burgis Associates
Mr. Pucilowski, Township Engineer

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. Ruth Pace came forward. Mr. Pucilowski asked if she was there about Forge Pond and she said yes she was. Mr. Pucilowski said the boards that were removed were because the Dam Safety Section of the DEP told Mr. Mosberg to take them out. Ms. Pace said this is an unfortunate time. Mr. Pucilowski and Ms. Baldwin suggested that Ms. Pace come forward at the regular meeting to discuss the issue.

The first case is **Wee Babysit, LLC**, Block: 15.12 Lot: 2.01, Gallaria Mall, Route 10 East, Minor Site Plan, Application # 08:505. Allen Hantman represented the applicants.

Reports for the record:

Burgis Associates dated April 10, 2008
Tax Assessor dated April 8, 2008

Mr. Hantman introduced Rebecca Settar and David Kleinwaks, owners. The application is to establish an hourly drop in child care center. To comply with the state requirements they have to provide an outdoor play facility. They propose to fence off a grassy area adjacent to their location in the strip mall. There are no other modifications proposed. They will use the existing sign. The owner has permitted the fence.

They will provide revised plans showing the entrance gate to the area and a crosswalk to be added. The children will be escorted to the play area and will be supervised while there.

Mr. Pucilowski asked about the fence. It is a four foot chain link fence with a locked gate. The area will be grass; no play equipment will be installed. There will be no lights as the area will not be used in the evening.

Mr. Pucilowski asked where the crosswalk would be and how much traffic there is in that area. Mr. Kleinwaks said the area is a driveway for interior traffic which is one of two egresses from the upper parking lot. They will put signage at the crosswalk. Ms. Settar said the entire second story of the center is the New York Sports Club. There would be no traffic from the stores in the lower level. The location of the play area and the crosswalk has been approved by the state in licensing the center. The play area and crossing will never be used by children unattended.

There is a sidewalk from the door of the center to the driveway where the crosswalk is for the complete distance. The crosswalk will be painted with a reflective paint. The applicant agreed to two caution signs. Mr. Snieckus also said the chain link of the fence should be non-climbable, or 1" so no children could climb out. He also said the building sign must conform to the ordinance.

There were no further questions from the board or the public. Ms. Baldwin made a motion to approve the minor site plan application for Wee Babysit, LLC subject to the report of Burgis Associates dated April 10, 2008 and the Township Engineer dated April 21, 2008. Also subject to using 1" chain link fencing and the installation of two traffic signs regarding the crosswalk. Motion seconded by Ms. Bronfman. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Purzycki.

The second case is **Troy Hills House / Genesis Healthcare**, Block: 734 Lot: 54, 200 Reynolds Ave. Minor Site Plan, Application #08:504 Will Hilles of Hilles Architects represented the applicant.

Report for the record:

Burgis Associates dated April 16, 2008

Mr. Hilles explained the application is to remove a greenhouse and replace it with a small addition to the greenhouse. They will remove 308 square feet and replace it with 528 sq. ft. of rehabilitation space for the residents. This is for patients in transition between surgery and returning home. It will be an extension to the existing re-hab department. They are adding a net 220 sq. ft. to a facility of 49,000 sq. ft.

The downspouts will be connected to the present downspouts from the greenhouse that go underground and into the parking lot. There are a total of 112 parking spaces and that will not change. There will be no additional employees or beds.

From the Burgis report a comment showing a sewer line in the rear of the property is existing and there is a triangular shown on the original site plan as future parking and that will not be done with this proposal.

The landscaped area surrounding the rear of the property is the existing tree line and it will not be altered. That will be taken off revised drawings.

The new area will be accessible from the inside only. Mr. Snieckus asked for the source of the survey being used be cited with a date and Mr. Hilles said they will. The plan submitted includes a circulation path that was never built so that will also be taken off revised plans. The zoning table will be added to the plans also.

There were no further questions from the board or the public. Ms. Baldwin made a motion to grant the minor site plan application for Troy Hills House/Genesis Health care, Application #08:504 subject to the report of Burgis Associates dated April 16, 2008. Also subject to submission of revised plans. Motion seconded by Mr. Burns. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Purzycki.

Meeting adjourned at 7:28 PM.