

**MINUTES OF THE PARSIPPANY – TROY HILLS  
PLANNING BOARD MEETING  
MONDAY, JANUARY 7, 2019**

Chairman Keller called the Planning Board Meeting of Monday, January 7, 2019 to order at 7:41 PM.

Members Present: Mr. Aperawic, Chairman de Pierro, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mandel, Mr. Mele Ms. Vealey, Mr. Von Achen, Chairman Keller

Also Present: Scott Carlson, Planning Board Attorney  
Susan Favate, BFJ Planning, Board Planner  
Chas Holloway, Keller & Kirkpatrick, 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 opened the floor to the public for anyone wishing to speak.

Agenda:

Application 18:524  
Craftsman Farms, 2550 Route 10, Block: 25 Lot: 31  
Courtesy Review

Eric Holterman, HMR Architects, was present for the courtesy review for a new administration building. The building was constructed in the Stickley era for use as a garage and storage but the upper level burned and was rebuilt modernly in the 1950’s. The project being presented reconstructs the building back to its original historic configuration. The footprint will be slightly larger. The upper level will contain administrative offices with the lower level used as storage and garage. The use of the lower level will change and be used as an education center.

Vonda Gibbons, Executive Director of the Museum, spoke about being self funded and running educational programs since 2008 with an increasing demand. There is also a need for additional staff but not enough room to accommodate the need. More storage space is also needed.

A site plan was presented and a break down of the existing and proposed changes to the building were explained along with their uses.

The Board asked about any changes to the parking, walkways and lighting.

Exterior lighting has recently been installed though more is needed in the parking area.

The Board Planner went through the goals and objections of the master plan regarding the application. It was suggested the two trees to be lost with the expansion be replaced elsewhere on the property.

The Board asked about the condition of the driveway and walkways and if there are walkways between the buildings.

The Board Engineer asked about the sump pump, where it will discharge to, pipe clean outs and location of the drywell.

Ms. Gibbons spoke about the process of funding the building project, the property being a national historic landmark and visitor data.

Application No. 18:523

RD Realty, LLC

30 Waterview Boulevard, Block: 421 Lot: 29.03

Amended Preliminary and Final Major Site Plan and Conditional Use

Richard Hoff, Attorney from Bisgaier Hoff, was present to represent the Applicant.

The Board Planner gave an overview of the past application approval and settlement agreement for the new Board Members as well as a brief description of the new application. Details of the application completeness review and request of waivers was also presented.

Witness, Chirag Thakkar, Arna Engineering, was sworn by the Board Attorney and testified that there was no change to the 3120 sq. ft. shake shack building with outside eating area. There is no change in impervious coverage, drainage or lighting. The only change is in the parking whereas 679 spaces is required, the applicant has 684. While there had been discussion between the Board Planner and Witness prior to the meeting whether to eliminate the spaces or not, an agreement was come to land bank two spaces to the east end of the island near the restaurant. Should the spaces ever be needed due to a change in tenant, as part of the settlement agreement, the spaces could be used with approval through administrative review by the Township.

The Board Engineer requested additional information including a circulation plan for the trash enclosure area due to it not being part of the original application.

The Board Planner noted that details were requested for the landscaped outdoor dining area, location of tables and paving treatment. It was also confirmed that a specialized exhaust system would be installed as well as plantings and fencing as part of the revised settlement agreement.

The Board asked where parking was in relation to the outdoor dining area and requested some type of barrier. The Board also asked if Shake Shack served alcohol.

Witness, Patricia Segedin, Project Consultant, was sworn by the Board Attorney and stated Shake Shack may purchase a liquor license if available but is not designed to be a bar.

The Board asked about parking in nearby spaces, spaces that back into the main drive isle, building signage, menu signs and if traffic for this use would be the same as the originally proposed bank.

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

Mr. Dinsmore made a motion to approve the application subject to the BFJ Planning report dated December 21, 2019 and Keller & Kirkpatrick report dated January 4, 2019; further subject to bollards or similar structure be placed to prevent motor vehicles driving into the dining area to the satisfaction of the Board Engineer; two spaces as identified as the Board Planner be land banked but made available to the Applicant through Administrative Approval or application to the Planning Board and the Applicant remains bound by the terms of the revised settlement agreement, second by Mr. Aperawic.

Approved by All.

Motion to Adjourn.