

**TOWNSHIP OF PARSIPPANY-TROY HILLS
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
ON APPLICATION OF
THE FRANCISCAN SISTERS OF ST. ELIZABETH, INC.
499 PARK ROAD
BLOCK 155, LOT 7
BLOCK 166, LOTS 135 & 135.3
PARSIPPANY, NEW JERSEY**

PLEASE TAKE NOTICE that pursuant to the provisions of the Municipal Code of the Parsippany-Troy Hills Township and the provisions of the Municipal Land Use Law, N.J.S.A. 40:55D-12 *et seq.*, notice is hereby given that the Franciscan Sisters of St. Elizabeth, Inc., a New Jersey Religious Nonprofit Corporation, (hereinafter the “Applicant”) has filed an application seeking Preliminary and Final Site Plan Approval and related major soil moving permit with the Parsippany-Troy Hills Board of Adjustment for the property located at 499 Park Road, Parsippany, New Jersey and designated as Block 155 Lot 7, and Block 166, Lots 135 & 135.3 on the Tax Map of the Township of Parsippany-Troy Hills.

The Applicant seeks approval for the proposed Preliminary and Final Site Plan and related Soil Movement Permit and/or variances and/or waivers and/or any other such relief as required to permit the demolition of the existing classroom trailers and in place thereof, construction of a one- story addition to the existing school located and related improvements at the site as more fully set forth on the engineering and architectural plans on file with the Parsippany-Troy Hills Board of Adjustment. Specifically, the Applicant seeks approval for the following waivers and/or variances:

Variances Requested:

- 1) §430-12 – Expansion of previously approved non-conforming use of the facility as a school in addition to a religious facility where only one principal use is permitted and two (2) currently exist.
- 2) §430-41.B – Use variance requested in connection with the conditional use requirements of the municipal code. Specifically, the facility fronts and has access to a local street (Park Road) and the playground is located within a front yard.

Site Plan Waivers Requested:

- 1) §225-45.B(23)(c) Required wooded areas and individual tree locations. Only partial areas of trees adjacent to development area are shown.
- 2) §225-45.B(25) Required existing drainage structures on site and within 500’ of property where drainage is shown only in the proposed work area.
- 3) §225-45B(27). Required setbacks for existing structures on site where setbacks are shown only for school and addition.
- 4) §225-45.B(39) Required environmental report where none is provided.

- 5) §225-45.B(44) Required landscape plan prepared by a Landscape Architect where the submitted planting plan is for the proposed work area only and is prepared by the Engineer.
- 6) §225-45.B(47) Required exterior lighting plan. One existing light will be relocated to a new adjacent spot with no new calculations provided.
- 7) §225-45.B(48) Required NJDEP submission for wetlands determination. No submission made. Proposed area of construction is already disturbed by prior development.
- 8) §225-(75). Required sidewalks along the Park Road frontage. No sidewalks exist and none are proposed.
- 9) §225-80.C. Required plan showing critical slope areas on site and percent of those areas disturbed. Areas quantified in chart form, however, no steep slope areas are being disturbed.

Together with all other variances, waivers, exceptions, checklist waivers, design waivers, and/or other such relief as may be required, or which may be deemed necessary by the Board or Board professionals and/or other relief found to be necessary or required under the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.)

A public hearing with respect to this Application has been scheduled for **Wednesday, September 16, 2026**, commencing at **7:30 P.M.** in the Municipal Building, 1001 Parsippany Boulevard, Parsippany, NJ 07054. At said hearing, or on any adjourned date of same, you may appear either in person or by agent or attorney and participate therein in accordance with the rules of the Parsippany-Troy Hills Board of Adjustment and present any objection(s) which you may have to the granting of the variances and waivers sought in this application. This notice is served by Applicant in accordance with the requirements of the Parsippany-Troy Hills Board of Adjustment and the New Jersey Municipal Land Use Law.

The documents filed by the Applicant in connection with this Application are available for inspection during normal business hours at the Parsippany-Troy Hills Board of Adjustment Offices, located in the Parsippany Municipal Building in the Township of Parsippany-Troy Hills.

Very truly yours,
STRASSER & ASSOCIATES, P.C.
Attorney for the Applicant,
The Franciscan Sisters of St. Elizabeth, Inc.

/s/ *William I. Strasser*

WILLIAM I. STRASSER, ESQ.