

**MEETING MINUTES**

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
OPEN SPACE COMMITTEE  
SPECIAL MEETING ON JUNE 10, 2020**

- I. Meeting was held virtually via the Zoho meeting platform on Wednesday, June 10, 2020 at 5:00 P.M.
- II. Meeting was called to Order by Mayor Michael Soriano, and the following statement was read into the record:

**This is a special meeting of the Township of ParsIPPany-Troy Hills Open Space Committee. Due to the State of Emergency related to COVID-19, this meeting is being held by electronic remote access via Zoho Meeting on Wednesday, June 10<sup>th</sup> at 5:00PM. Adequate notice of this meeting has been provided by posting a copy thereof on the municipal bulletin board, transmitting a copy to the Township Clerk, the Star Ledger, and Daily Record, and posting electronically on the Township’s website, on Thursday, May 28, as prescribed by the Open Public Meetings Act. This meeting is being recorded.**

- III. Pledge of Allegiance lead by Mayor Michael Soriano.
- IV. Roll Call by Board Secretary Susan Paz

MEMBER	Present	Absent
Mr. Bhoraniya	X	
Mr. Cipkins	X	
Council President dePierro	X	
Mrs. Herbig	X	
Mrs. Palmeri	X	
Mrs. Vealey	X	
Mayor Soriano	X	

- a. Also present; Jim Walsh, Superintendent of Parks & Forestry; Diane Hickey, Deputy Township Attorney; and Michael Sifonios, Director of Parks Forestry and Recreation.
- V. Approval of Minutes for the Reorganization and Special Meeting of May 22, 2020
  - a. Motion made by Chandu Bhoraniya, Second made by Ruth Palmeri
  - b. Roll Call by Board Secretary, Susan Paz:

MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Bhoraniya	X				X	
Mr. Cipkins	X					
Council President dePierro	X					
Mrs. Herbig	X					
Mrs. Palmeri	X					X
Mrs. Vealey	X					
Mayor Soriano	X					

- VI. Communications and General Business
  - a. Mayor Soriano called upon Michael Sifonios, Director of Parks Forestry and Recreation, to review the latest on the Kosut Property
  - b. Michael Sifonios reviewed the appraisal completed on 369 Knoll Road (Kosut tract)
    - i. Appraised value is \$1,130,000
    - ii. Six (6) buildable lots valued at \$190k each minus the cost of demolition of the current properties

VII. Commentary by Committee Members

- a. Mayor Soriano asked if any member of the committee has anything to add on the Kosut property?
  - i. M. dePierro disagrees with the appraisal as it is not realistic to have 6 lots. Open space value is different from property value.
  - ii. C. Bhoraniya stated there is the possibility of a flag lot with a variance. Also stated that the price does not include the cost of building a road and necessary town required improvements (i.e. sewers)
  - iii. J. Vealey stated the Township Engineer drew up plans for 6 lots with a common driveway. Asked is a new appraisal could be done to consider the surrounding areas.
  - iv. M. Sifonios stated the Open Space Grant is 60% of the appraisal value

VIII. Public Comment Period

- a. Motion made by Len Cipkins to open up the meeting to public comment, Second made by Chandu Bhoraniya
- b. Roll Call by Board Secretary, Susan Paz:

MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Bhoraniya	X					X
Mr. Cipkins	X				X	
Council President dePierro	X					
Mrs. Herbig	X					
Mrs. Palmeri	X					
Mrs. Vealey	X					
Mayor Soriano	X					

- c. This meeting is now open for any member of the public wishing to speak. Please raise your hand on the toolbar to indicate you'd like to speak. Please state your name and address.
  - i. No one wished to speak
- d. Motion made by Ruth Palmeri to close the meeting to public comment, Second made by Len Cipkins.
- e. Roll Call by Board Secretary, Susan Paz:

MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Bhoraniya	X					
Mr. Cipkins	X					X
Council President dePierro	X					
Mrs. Herbig	X					
Mrs. Palmeri	X				X	
Mrs. Vealey	X					
Mayor Soriano	X					

IX. Resolution of the Open Space Committee of the Township Of Parsippany-Troy Hills Recommending the Township Council Authorize Submission of the 2020 Application for the Morris County Open Space Trust Fund for the Potential Acquisition of the Property Known as Block 469, Lot 7 on the Official Tax Map of the Township, Commonly Known as the Kosut Tract

- a. Motion made by Council President Micheal dePierro to approve the resolution, Second made by Len Cipkins
- b. Roll Call by Board Secretary, Susan Paz:

MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Bhoraniya	X					
Mr. Cipkins	X					X

Council President dePierro	X				X	
Mrs. Herbig	X					
Mrs. Palmeri	X					
Mrs. Vealey	X					
Mayor Soriano	X					

- X. Other Matters (if any)
  - a. Council President dePierro would like to add the following to the agenda for the next meeting
    - i. Edward Road tract
    - ii. Condit House

- XI. Discussion of next and future meeting date(s)
  - a. Next meeting scheduled for July 15, 2020 at 5:00pm

- XII. Adjournment
  - a. Motion made by Ruth Palmeri to adjourn the meeting, Second made by Len Cipkins
  - b. Roll Call by Board Secretary, Susan Paz:

MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Bhoraniya	X					
Mr. Cipkins	X					X
Council President dePierro	X					
Mrs. Herbig	X					
Mrs. Palmeri	X				X	
Mrs. Vealey	X					
Mayor Soriano	X					