

**MINUTES OF THE MINOR SITE PLAN & SUBDIVISION COMMITTEE
MEETING OF THE PARSIPPANY-TROY HILLS
PLANNING BOARD
MONDAY SEPTEMBER 17, 2007**

Ms. Baldwin called the meeting of the Minor Site Plan and Subdivision Committee of the Planning Board on Monday September 17, 2007 to order at 7:08 PM.

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

Also Present: Mr. Snieckus, Mr. Pucilowski

Absent: Mr. Purzycki

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 first case on the agenda is **Tedesco Contracting Inc.**, Block: 309 Lot: 12, Club House Court, Minor Subdivision, Application #07:006. Richard Clemack representing the applicant.

Reports for the record:

Burgis Associates dated July 10, 2007

Tax Assessor dated June 11, 2007

Township Engineer dated August 19, 2007

Township Forester dated July 17, 2007

The applicant Dominic Tedesco and Surveyor Fred Meola were present. Mr. Clemack said this is a minor application with no variances needed. There are presently two structures on the property which will be demolished and two new single family homes will be built.

Mr. Clemack reviewed the Burgis report. The report agrees with the waiver of the wetlands reporting. No member had any problem granting the waivers. On page two of the report there was a question about an existing concrete wall along Halsey Road. Mr. Meola said at least a portion will come down for driveway access. Mr. Pucilowski said he has no objection to taking the wall down, so the applicant will.

Tree removal will require permits from Forestry and the applicant will obtain them. They do not have full construction plans yet. The report of the engineer asks for information on the utilities and the applicant will comply and show the information on revised plans.

There were no questions from the committee or the public on this application. Ms. Banks made a motion to approve the Minor Subdivision for Tedesco Contracting, Inc. Block: 309 Lot: 12, Clubhouse Court, Application #07:006 subject to the reports of Burgis Associates dated July 10, 2007, Tax Assessor dated June 11, 2007, Township Engineer dated August 19, 2007. Motion seconded by Mr. Burns. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns.

The second application was **Alison & Robert Bogad**, Block: 590 Lot: 9, 11 Ronald Road, Minor Subdivision, Application #07:007. Bernard Berkowitz representing the applicant.

Reports for the record:

- Burgis Associates dated August 21, 2007
- Tax Assessor dated August 7, 2007
- Water Department dated August 10, 2007

Peter Korzen was also present. This application is for a minor subdivision, no variances. Mr. Berkowitz said the waivers requested had been recommended in the Burgis Associates report. There is a wetlands report on file. No one on the committee had any objections to the waivers being granted. Mr. Snieckus said there was sufficient information for the committee to act.

The only question on the Burgis report is that the minimum side and rear yards are not indicated, but the applicant intends to make the lots conforming. The applicant will get the required permits from Forestry for vegetation removal. They will comply with the report from the Water Department. There were no questions from the Board or the public.

Ms. Banks made a motion to approve the Minor Subdivision for Alison and Robert Bogad, Block: 590 Lot: 12, 11 Ronald Road, Application #07:007 subject to the reports of Burgis Associates dated August 21, 2007, Tax Assessor dated August 7, 2007 and the Water Department dated August 10, 2007. Motion seconded by Ms. Bronfman, Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns.

Meeting adjourned at 7:18 PM.