

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD – WORKSHOP MEETING
MONDAY July 2, 2007**

Ms. Baldwin called the Workshop Planning Board Meeting of Monday July 2, 2007 to order at 7:09 PM.

Members Present: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Corcoran, Ms. Elbin, Councilwoman Grossi (7:15PM), Chairman Parikh (7:10PM).

Also Present: Mr. Pucilowski, Township Engineer
Mr. Snieckus, Burgis Associates
Mr. John J. Montefusco, Planning Board Attorney

Absent: Mr. Keller, Mayor Luther, 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 opened to the public on any issue not on the agenda. There was no one in the public wishing to speak.

Ms. Banks made a motion to approve the minutes of the meeting of February 12, 2007. Motion seconded by Mr. Corcoran. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Corcoran, Ms. Elbin.

Ms. Banks made a motion to approve the minutes of the closed session of February 12, 2007. Motion seconded by Mr. Corcoran. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Corcoran, Ms. Elbin.

Ms. Banks made a motion to approve the resolution granting Preliminary Major Site Plan / Minor Subdivision and “C” Variance to Chrisdom Properties, LLC, Application #06:527/06:013/06:11. Motion seconded by Mr. Burns. Ayes: Ms. Banks, Ms. Bronfman, Mr. Burns, Ms. Elbin.

There is a memo from Judith Silver, Township Clerk regarding Bond Ordinances 07:18; 07:19; 07:20; 07:21 for Various Capital Improvements, Water Utility, Sewer Utility and Golf Course and Recreation. There was no discussion on the ordinances. Chairman Parikh arrived. Ms. Banks made a motion to recommend to the Township Council approval of Bond Ordinances 07:18; 07:19; 07:20 & 07:21. Motion seconded by Mr. Burns. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Corcoran, Ms. Elbin, Chairman Parikh.

Under correspondence there is a letter from Robert Garofalo dated May 23, 2007 requesting an extension of time to obtain building permits to October 24, 2008, the term of the approvals, for Zamperla Inc, Block: 449 Lot: 2, 49 Fanny Road, Application #05:514/05:06. Ms. Banks made a motion to approve the extension as requested. Motion seconded by Mr. Corcoran. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Corcoran, Ms. Elbin, Chairman Parikh.

Ms. Baldwin announced that there are two items on the agenda Hieu Holly Nguyen and Waseem Enterprises, LLC that will be heard by the Zoning Board of Adjustment.

The case on the agenda is Jayant Shah, Major Soil Moving Permit. Mr. Shah is not present so the application is carried to the end of the agenda.

Mr. Snieckus spoke about two ordinance amendment recommendations which were carried from the last meeting. The first one relates to building coverage. There are some amendments to what was previously recommended to the Township Council. There had been some concerns about the criteria and some of the recommendations. Mr. Snieckus had met with Councilman Vigilante to discuss the changes and he reworked the amendments per that agreement.

The changes are that cantilevers and overhangs are NOT included in the calculation of building coverage. They are exempt only if they meet certain criteria. That criteria is if they do not extend more than two feet from a building and are at least four feet above the grade directly adjacent to the projection. Bay and bow windows constructed no lower than 24 inches from the level of the finished floor of a residential structure and no larger than 16 square feet are not included in the cantilever restrictions.

Mr. Pucilowski asked about the homes that have a walk out basement could the bay window be more than 24 inches from the existing ground, but the criteria of being no lower than 24 inches from the finished floor. That second part of the criteria seems to cover that situation.

This is a clarification for the zoning officer on how to count the building coverage. There were no questions on that section. The next section is regarding storage sheds in residential zones which allows sheds, excluding sheds for motor vehicles, may cover an additional 120 sq. ft. over and above the maximum allowed in the district. The issue is the current ordinance is a result of a response to of a previous project on a property where the owner built a very large structure. The council reacted to that issue, but that sent many small sheds to the BOA regarding coverage.

Mr. Snieckus distributed several pages of illustrations showing the impact of this change. Chairman Parikh asked about the exclusion for motor vehicles, and what does that include. This was Mr. Snieckus attempt to avoid the use of a 10 x 12 structure for parking of another car on the property. Ms. Grossi asked if a riding

lawn mower is a motor vehicle. Mr. Snieckus suggested saying a registered vehicle, but Ms. Elbin said that could allow non-registered cars. There is a large group of vehicles that could become involved in this discussion.

Mr. Pucilowski asked how the 120 sq. ft. number was selected. Mr. Snieckus said he thought it was the maximum size you could have without a building permit. Mr. Corcoran said that number is 100 sq. ft. or 10 x 10. There are vehicles small enough to fit in that size structure, and motorcycles could be a question. Mr. Snieckus said he would reduce the size to 100 sq. ft. They would still have to conform to set-backs and obtain a zoning permit. He will also bring the ordinance back with changed terminology such as road legal or such.

The next ordinance is regarding Hotels in the SED-10 zone. There were questions at the last meeting about accessory uses like banquet facilities. Mr. Snieckus distributed examples of the criteria and industry standards. That will help establish the overall square footage based on the number of rooms and then calculate the accessory structures and banquet facilities could be based on the proposed code.

For a 250 room hotel you would have about 130,000 sq. ft. hotel, so 10% would be about 13,000 square feet of accessory uses that could be in the hotel as well as an additional 26,000 sq. ft. banquet facility. The total square footage would be the 130,000 sq. ft. He then looked at the Parsippany Hilton Hotel. It has 14,000 sq. ft. of restaurant space, and 40,000 of meeting rooms. The hotel is about 450,000 sq. ft. in total. There is about 3% of restaurant space and 9% of meeting rooms. The proposed criteria is slightly larger than that, but not out of line.

Chairman Parikh asked about the banquet facility there. Mr. Snieckus said that is computed in the meeting room numbers.

He said he also attached a series of copies from the internet on the Hilton facility to see where he got his numbers. He also had examples of a facility he is familiar with that is more of a conference facility. They have about 288 rooms. They do not list the actual number of square feet. If you use the industry standards they have about 150,000 sq. ft. They have about 32,000 sq. ft. of conference and banquet at that site which is about 21% or 1% over what we would permit.

Chairman Parikh asked what would be an accessory use. Mr. Snieckus said everything that is not banquet and meeting room space including a health club, spa, gift shop room and things of that nature. That type space could be 10%. There is no separate recreation space.

Mr. Pucilowski asked if they want to regulate any outdoor activities, such as tents or patios erected for summer use. Mr. Snieckus said the code covers temporary activities and tents. There is a specific permit for it. The question is what is temporary. The tent at the Knoll East gets permits for 6 months at a time. Mr. Snieckus said that typically those type of structures like tents are put up over a

parking lot or other paved area. He will look into it and come back to the board. He suggested that that question could be something not just pertaining to hotels. Mr. Montefusco said he feels that the time period of temporary is the way to go rather than impervious coverage. Companies also put up tents for a specific event. It was agreed that a definition of temporary would be more useful separately from the hotel ordinances. Mr. Corcoran pointed out the question of "temporary" classrooms that are there for years.

Ms. Baldwin made a motion to recommend the ordinance regarding hotels to the Township Council for passage. Motion seconded by Mr. Burns. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Corcoran, Ms. Elbin, Councilwoman Grossi, Chairman Parikh.

Mr. Pucilowski said that the Storm Water Management Ordinance will be before the Township Council on July 17 meeting. It will come back to the Planning Board for recommendations, so he will forward the ordinance to the members.

Mr. Shah never appeared so he will be carried to July 16, 2007 meeting with no further notice.

The meeting was adjourned at 7:55 PM.