

**MINUTES OF THE MINOR SITE PLAN & SUBDIVISION COMMITTEE
MEETING OF THE PARSIPPANY-TROY HILLS
PLANNING BOARD
MONDAY JANUARY 7, 2008**

Mr. Purzycki called the meeting of the Minor Site Plan and Subdivision Committee of the Planning Board on January 7, 2008 to order at 8:25 PM.

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

Absent:

Also Present: Mr. Snieckus, Mr. Pucilowski

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 case on the agenda is **Singas Pizza**, Block: 589 Lot: 24, 99 North Beverwyck Road, Minor Site Plan, Application #07:519. Since Mr. Burns did not hear the start of this case he sat in and did not vote.

John Gizzo represented the applicant. In addition Architect Geoffrey Gogin was present.

Mr. Gogin said that there were two new issues brought up in the report from Mr. Snieckus, shielding on the lighting and a buffer in the rear of the building. Mr. Gogin sent a letter addressing these issues. It states that the fixtures will be shielded almost like a residential type fixture so there will be no glare. They will be located by the entrances only.

The second issue was about the back buffer. There is a fence with some trees and landscaping which provide an adequate screen. Mr. Purzycki asked if the fence belonged to the applicant or the neighbor. Mr. Gogin was not sure. Mr. Kourkoulakos, the owner, said he was not sure either. The fence is not located on the survey. Mr. Snieckus said he believes the landscaping is on the applicant's property. Mr. Gogin said if the Committee wanted to put it in the approval that the applicant maintain the landscape buffer he will.

Mr. Snieckus said it is also agreed that the rear parking area will be used by employees first and during busy hours a delivery vehicle will be parked behind them. Deliveries will be during the day by relatively small trucks, not tractor trailers. The applicant agreed with that.

Ms. Baldwin clarified that the sign issues have been resolved. Mr. Gogin confirmed that the latest drawing revision date is December 5, 2008 received in the planning board office on December 10, 2008.

The applicant confirmed that there will be seating for twenty seven seats to conform with the amount of parking. Mr. Gogin said the owner may come back later for more seats and more signage if he feels it is needed. The building and fire code allow occupancy of 65, but seating for 27 will be in the letter of approval and that number will be on the zoning permit.

There was no further conversation or questions from the Committee or the public. Ms. Baldwin made a motion to approve the Minor Site Plan for Singas Pizza, Block: 589 Lot: 24, 99 North Beverwyck Road, Application #07:519 subject to the report of Burgis Associates dated December 11, 2007, also subject to seating for 27, exterior lights will be shielded and the landscape buffer in the rear will be maintained. Motion seconded by Ms. Bronfman. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Purzycki.

Motion to adjourn at 8:40 PM.