

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD –MEETING
MONDAY APRIL 12, 2010**

Chairman Parikh called the Planning Board Meeting of Monday, to order at 7:00 PM.

Members Present: Mr. Burns, Councilman dePierro, Mr. Dinsmore, Mr. Keller, Mr. Mele, Mr. Purzycki, Chairman Parikh

Also Present: Anne Marie Rizzuto, Planning Board Attorney
Edward Snieckus, Burgis Associates
Gordon Meth, The RBA Group

Absent: Mayor Barberio, Ms. Bronfman, Mr. Corcoran, Mr. Ferrara

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 anything not on the agenda.

Mr. Keller made a motion to approve the minutes of the re-organization meeting of the Planning Board Monday January 11, 2010. Motion seconded by Mr. Purzycki. Ayes: Mr. Burns, Mr. Dinsmore, Mr. Keller, Mr. Purzycki, Chairman Parikh.

Mr. Keller made a motion to approve the minutes of the regular meeting of the Planning Board Monday January 25, 2010. Motion seconded by Mr. Purzycki. Ayes: Mr. Burns, Councilman dePierro, Mr. Dinsmore, Mr. Keller, Mr. Purzycki, Chairman Parikh.

Mr. Keller made a motion to approve the minutes of the closed session of January 25, 2010. Motion seconded by Mr. Purzycki. Ayes: Mr. Burns, Councilman dePierro, Mr. Dinsmore, Mr. Keller, Mr. Purzycki, Chairman Parikh.

Mr. Keller made a motion to approve the minutes of the workshop meeting of February 8, 2010. Motion seconded by Mr. Burns. Ayes: Mr. Burns, Councilman dePierro, Mr. Dinsmore, Mr. Keller, Mr. Purzycki, Chairman Parikh.

Under correspondence there is a letter from Robert Garofalo dated January 18, 2010 to Township Clerk Judy Silver requesting an extension of the Developers Agreement for Shawnee Homes, Puddingstone Ridge. The letter was forwarded to the Planning Board for a recommendation. This matter will be postponed to

May 17, 2010 when the applicant will provide testimony as requested on the status of the project and expected completion. There will be no notice required.

The application for Forge Pond Developers, LLC Application #07:009 will be carried to May 17, 2010 at the request of the applicant. Mr. Garofalo said there is an ordinance that has come out that may have a significant impact on this case. There will be no further notice. Mr. Garofalo asked if there will be a revised report from Burgis Associates regarding the impact of the ordinance. Mr. Snieckus will do one and it will be distributed.

On the agenda is a courtesy hearing for the Board of Education for parking lot expansions at Mt. Tabor, Lake Hiawatha, Central Middle and Brooklawn Middle Schools.

Marlene Wendolowski, Business Administrator of the Parsippany Schools made the presentation. She also had John Carton, the architect. Ms. Wendolowski said this is the last part of the work from the referendum passed a few years ago. They have met with Ed Snieckus and Justin Lizza and they have incorporated their suggestions into the plans.

Ms. Rizzuto swore in Ms. Wendolowski for the record.

They have received approval from Morris County Soil. John Carton was sworn in and qualified for the record as architect. Mr. Carton displayed Plan SW-1 labeled A-1 which is Central Middle School. Ms. Wendolowski explained that the addition that was put on Central Middle School was placed on top of an existing parking lot so they have the need for more spaces to replace what was lost.

The new lot is off Rt. 46 to the left in front of what was the science wing. There is space for handicap accessibility and to not interrupt the traffic flow. Per Mr. Snieckus' recommendation they are planting additional trees for shade. They will add 40 spaces on what is now a grass area. They lost 25 spaces to the construction so there is some increase. They also lost five where the new cut thru to the new lot is. The net increase is 35 spaces.

Brent Papi was sworn in and qualified as their engineer. The site does border wetlands but they do not infringe on them. Mr. Papi addressed the drainage. There will be an above ground detention basin with shallow sheet flow from the lot. The curb is depressed to allow full discharge. There is a small outflow to the lawn area. The basin will be cut grass and maintained.

Mr. Mele asked if the project will impact the flow of traffic. Ms. Wendolowski said the work will be done during the summer. Chairman Parikh asked who the parking was for. Ms. Wendolowski said they have open parking so it will be for teachers or the public if needed. Mr. Carton said there is an area of 10 feet at the

end of the lot with a 24 foot wide aisle to allow for k-turns if the lot is full. Hopefully the staff will fill the lot first leaving other spaces for visitors.

Mr. Meth asked the increase in impervious coverage. Mr. Papi said it will be .06 acres of impervious and the new is .37 acres so the net increase is .43 acres. Mr. Meth said that since they are over one quarter acre does the basin deal with water quality. Mr. Papi said Morris County Soil approved the plan and did not require and quality management so they are not doing anything. He noted that the outflow is not directly to the wetlands so the flow is filtered naturally before it reaches them.

Mr. Keller asked about soil movement. Mr. Papi said there will be some to even out the area for parking. The spaces will be 9 x 18 with the handicap spaces being van accessible. There will be two new handicap spaces so the school will have a total of six on the site. The total number of spaces is 137 with staff between 112 and 120. There are also some part-timers who are in and out.

There were no further questions from the Board. Chairman Parikh opened the floor to the public. Art Hendrickson asked if this new lot will affect the lines of parents to pick up children on rainy days. Ms. Wendolowski said this lot will have no effect on that; it is a separate lot that will not have any impact on the circulation for the driveway.

Ms. Rizzuto noted that Exhibit A was 8 sheets prepared by Parrette Somjen Architects and East Point Engineers.

The next school is Lake Hiawatha Elementary School. Exhibit B is also 8 sheets prepared by Parrette Somjen and East Point.

The plan there is to expand a preexisting side lot. The lot will go the full length of the new construction. The entrance is now 24 feet wide. The lot is one way in and one way out. It is the primary parking lot for the staff. The egress to the school is one way in and out so that limits bus and parental pick-up. The new lot will move most of the cars that stay out of that circulation pattern. They hope to leave the parking right off Lincoln will be for visitors and late arrivals.

They will have to take out one tree but extending the drive to the expanded lot it will help with the circulation. They will also have bollards to protect the corner of the school.

Councilman dePierro asked about the lot between the school and Temple property that gets garbage dumped. Ms. Wendolowski said they are aware of the problem and monitor it regularly.

Exhibit C, a plan existing parking layout of the school was distributed. Mr. Keller asked how many spaces were being added and Mr. Carton said there were 36 to be added for a total of 101. There will be 3 new ADA spaces and 2 or 3 existing.

Mr. Purzycki asked about lighting. Ms. Wendolowski said they are using existing lights on the building but if they find that is not adequate they will have lights that are shielded to reduce impact on the residents. The property line is tree lined for a buffer. They will also use the existing two pole lights. There is no night school at the site. They will be adding more trees to the buffer at Mr. Snieckus' request. The lot is separated from the building by a sidewalk.

Mr. Meth asked about impervious coverage. Mr. Papi said existing is .7 acres and the new will be .92 acres so the increase is .22 acres. For drainage, there will be an above ground detention basin with yard inlets along the sidewalk and discharge it by the basin. There is also one inlet in the lot and curb cuts in the lot to allow for sheet flow. The existing roof drains will go to the basin as well.

Mr. Meth asked if they had considered 8 ½ foot spaces since the lot is basically for long term parking. This may allow more spaces. They do not have a problem adding more spaces so they will look into that idea. There is also a 10' hatched area at the end of the lot like there will be at Central. There is a door to the building at the end of the lot.

There were no further questions. Ms. Rizzuto asked them to provide revised plans if they do go to 8 1/2' spaces.

The next school is Brooklawn Middle School. This is Exhibit D, sheets 1 – 7 prepared by Parrette Somjen and East Point. Ms. Wendolowski explained that with the construction to the front of the building the access was narrowed. They are adding 24 spaces to the existing side parking lot. They will also expand the sidewalk area which will cost a few more trees. They are adding additional crosswalks for students for the students crossing from Beachwood.

They will expand the spaces to the leaf of the building meaning drivers will have to come to a complete stop making that area safer as well. The busses are routed through the rear of the building and Farmingdale for access to keep that traffic away from the front. The bike rack will be relocated also. The existing handicap spot which is not next to the door will be moved and one added in the new lot. There are already ADA spaces in front too.

They are adding 24 spaces for a new total of 133, 85 in front and 48 on the side, so the new total is 157. Mr. Snieckus asked if there should be a one way arrow in the lane closest to the building or a Do Not Enter sign. The increase in impervious coverage is .06 from .28 acres to .34 acres so no new drainage work is needed.

The last school is Mt. Tabor, Exhibit E, sheets SW 1-7 by the same preparers. Ms. Wendolowski said this is the most challenging because of the topography. The cost because of the slope and the bedrock the building is on. The plan is to add a small retaining wall and additional spaces along that driveway. There is a walk path to the main lot. They will add 14 spaces and three light fixtures, two along

the parking bay and one along the pathway. They will have 15 foot high poles and lower wattage fixtures to not impact the residential area next door. The increase in impervious is .02 to a total of .11.

There is an existing storm manhole which will not be affected and will remain as will the storm piping beneath it. The pipe is adequate to handle the amount of runoff. They installed a swale on the rear of the property and the roof drains are now connected so there are no further water problems.

Chairman Parikh asked if this lot will be for teachers because it is on the main entrance road. Staff will be instructed to park there so no one is leaving when students are present. Ms. Wendolowski agreed to have the building principal police that there is Staff Parking Only. The slope is at a 1 on 10 slope. Mr. Mele asked if the Board owns the land or if there are any covenants on the land. Ms. Wendolowski said they do own the land so there is no problem. Mr. Burns asked the width of the road. Mr. Papi said it is 24 feet and they widened it to accommodate the sidewalk. The total spaces are 58 existing so 72 with the addition. Mr. Carton suggested there are three ADA spaces which complies.

There were no further questions.

Chairman Parikh thanked the Board for coming in with their plans.
Meeting adjourned at 8:07 PM.