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February 19, 2013

Via Facsimile & Regular Mail

Ms. Yancy Wazimas, RMC
Township of Parsippany Troy-Hills
1001 Parsippany Boulevard
Parsippany, NJ 07054

**Re: Township of Parsippany Planning Board
Concept Review - Ordinance Recommendation
Block 421, Lot 29**

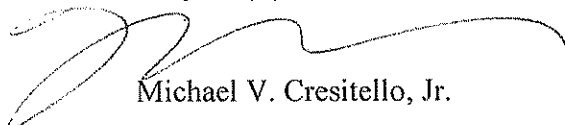
Dear Ms. Wazimas:

On February 11, 2012, the Planning Board of the Township of Parsippany-Troy Hills (the "Board") completed its review of a concept plan regarding the above reference property. Based upon the presentation, as well as input from the Board's professional staff, the Board hereby requests that the Governing Body consider developing an ordinance which will create an overlay zone for the property.

More specifically, the Board recommends the development of an overlay zone permitting a mixed use of commercial and residential development, with the following conditions: (1) a maximum residential density of six (6) units per acre; (2) a maximum height for residential buildings of 35'; (3) no access to Intervale Road; and (4) a 50' buffer to the R-3 Zone District.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Michael V. Cresitello, Jr.

MVC:es

cc: Planning Board Secretary (via email)
Township Attorney (via email)