

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, SEPTEMBER 22, 2025 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Mr. de Pierro, Ms. Hernandez,
Mr. Mele, Mr. Meth, Mr. Napolitano, Mr. Shah, Ms. Smith,
Mr. Stanziale, Chairman Dinsmore

Also Present: Christine Winter, Planner, ARH
Andrew Cangiano, Engineer, GPI
Marina Stinely, Attorney, Cleary, Giacobbe, Alfieri, Jacobs

Absent:

Announcement is made that adequate notice of this meeting has been given and 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".

Roll Call

Pledge of Allegiance

The meeting is opened to the General Public.

Resolution:

2 Sylvan Way, Block: 202 Lot: 1.1 Zone: ROL
Master Plan Consistency Review

Application No. 24:517, Rayhoon, 450 North Beverwyck Road, Block: 481 Lot: 34
Minor Site Plan for permanent outdoor seating.

Application No. 25:509, Dave's Hot Chicken, 1123 Route 46, Block: 729 Lot: 7 Zone: B-1
Minor Site Plan/Conditional Use w/ 'C' Variance for a fast food restaurant and outdoor cooler on a concrete pad.

Application No. 24:533, Rutgers Builders, LLC, Rutgers Lane, Block: 767 Lot: 7.3
Preliminary & Final Major Site Plan w/ C Variance to construct a storage building with restrooms and gym, lighting, landscaping and pavilion with amenities.

Agenda:

Parq & Willow Lanes, Block: 392 Lots: 1.01, 1.02, 1.03, 1.04 & 1.05
Master Plan Consistency Review

Application No. 24:527, Saurabh Shah, 76 Alexander Avenue, Block: 393 Lot: 20

Zone: R-3, Preliminary and Final Major Subdivision w/ "C" Variance w/ Major Soil Moving permit for a 2-Lot subdivision with a cul-de-sac ROW extension.