

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JANUARY 10, 2022 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Councilman de Pierro,
Mr. Mele, Mr. Meth, Mr. Napolitano, Mr. Staniziale
Ms. Vealey, Mr. Von Achen, Chairman Dinsmore

Also Present: Stuart Wiser, Planner, ARH
Andrew Cangiano, Engineer, GPI
Joseph A. Garcia, Attorney, Cleary, Giacobbe, Alfieri Jacobs

Absent: Ms. Jain

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".

Pledge of Allegiance

The meeting is opened to the General Public.

Roll Call

Pledge of Allegiance

Agenda:

Township of Parsippany

3339 Route 46

Pumphouse Road

Block: 411 Lots: 24.01 & 24.02

Application No. 21:528

Courtesy Review for well replacement and treatment facility improvements.

John Wieworka, Superintendent of the Township Water Department, was sworn by the Board Attorney and testified that the 64-year-old well is from 1958 and is in need of replacement. The existing well is located inside a block building that has deteriorated and is unable to be repaired. The well itself, both below and above ground have also deteriorated and does not pump to the capacity it should. Additionally, it was out of service most of 2020 and 2021, therefore not producing water. The replacement well will be constructed within 25 ft. of the existing well and will be a treatment facility, water softening, aeration for CO2 removal, ph adjustment, and chlorination for disinfection. Utilities will come from noble street; 7-8 trees will replace trees being removed and a natural gas emergency generator will be installed. The project will take approximately one year to complete.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Councilman de Pierro made motion to approved the application; second by Mr. Dadheech.

Approved by all.

Application No. 21:523

7 Entin Realty Associates

7 Entin Road

Block: 202 Lot: 9.03

Preliminary and Final Major Site Plan for installation of roof top solar panels and construction of car ports.

Attorney, Jennifer Porter, from Chiesa Shahinian & Giantomasi, was present on behalf of the applicant for the installation of four solar carport structures to be located in the parking lot of 7 Entin Road. Also proposed are roof mounted solar arrays to be installed on the existing office building.

The Board Planner reviewed the requested waivers with Councilman de Pierro making a motion to approve; second by Mr. Napolitano.

Witness, Adolf Montana, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the site and surrounding area. An existing two-story office building sits on the lot with two solar arrays on the roof. Two of the four proposed structures will be located to the north side of the parking lot with two to the south. The two to the north are proposed to be 42.4 ft. X 116.9 ft. with the other 42.4 ft. X 178.8 ft. The structures will be approximately 21 ft. in height and internally lit. The structures will be 'Y' shaped and supported by a foundation that will protect the columns from vehicles striking them.

Exhibit A-1, Revised Site Layout, was presented to illustrated compliance of the sewer departments comments of not constructing over the sanitary main and sewer easement. The revision now constructs the arrays around the drainage easement to the north side.

The applicant will comply with the comments of the fire district, water and sewer departments as well as the Board Planner and Engineer.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

Witness, Neil Erman, Solar Company Salesman, was sworn by the Board Attorney and testified to the new electrical meter and drainage. The shutoff will be located at the rear of the building with an exterior disconnect which will be able to shut down the entire system, both roof and carports. Between each array is a gap where water and snow melt can drain onto the parking lot and into existing basins. It was also confirmed that no trees will be cut.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Mr. Dadheech made a motion to approve the application subject to the reviews of the Board Planner dated November 23, 2021; the Board Engineer dated December 20, 2021 and the various Township Departments as well as comments made in testimony presented at the hearing; second by Von Achen.

Approved by All.

Motion to adjourn.