

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

Members Present: Mayor Barberio, Mr. Dadheech, Councilman de Pierro,
Mr. Meth, Mr. Napolitano, Mr. Stanziale, Ms. Vealey,
Chairman Dinsmore

Also Present: Stuart Wiser, Planner, ARH
Andrew Cangiano, Engineer, GPI
Daniel Lagana, Attorney, Cleary, Giacobbe, Alfieri, Jacobs

Absent: Ms. Jain, Mr. Mele, Mr. Von Achen

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

Resolutions:

Application No. 21:520
CQC Builders, LLC, 27 Iroquois Avenue, Block: 516 Lot: 8
Minor Subdivision Plan w/'C' Variance

Mr. Dadheech made a motion to approve Resolution 21:520; second by Mr. de Pierro.

Approved by Dadheech, de Pierro, Dinsmore.

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.

Mr. de Peirro made a motion to approve Resolution 21:523; second by Mr. Dadheech.

Approved by Barberio, Dadheech, de Peirro, Meth, Napolitano, Stanziale, Vealey
Dinsmore.

Agenda:

Application No. 21:529

ADP, Inc., 99 Jefferson Road, Block: 736 Lot: 7.4
Preliminary and Final Major Site Plan for construction of solar car ports.

The Board took a five-minute recess due to the applicant's attorney not present, then reconvened.

Attorney, Elizabeth Durkin was present on behalf of the applicant to install solar carport arrays on an existing parking lot to the south side of the office building.

The Board Planner reviewed the requested waivers with Mr. Napolitano making a motion to approve; second by Mayor Barberio.

Approved by all.

Witness, Mark Nichols, Fact Witness, and Brian Sielski, Licensed Professional Engineer were sworn by the Board Attorney.

The witness referred to site photos submitted with the application to illustrate the parking lot, buffers, location of the proposed equipment pad as well as renderings of the solar canopies.

Exhibits A-1, Current photos of the walkway.

Exhibit A-2, Rendering of the canopy over the walkway.

Exhibit A-3, Canopy Elevation.

Exhibit A-4 Survey of subject lot.

The Witness testified that of the 866 parking spaces, 17 will be ADA spaces. The six arrays are proposed to the south of the office building and to be placed along the center lines of the parking aisles. No change in traffic patterns is expected once the arrays are installed and the only difference in parking is that some vehicles will be parked under the canopies. The canopies have a gutter system to catch water runoff which will flow to the existing stormwater system. The increase in impervious coverage will be minor due to existing landscape islands under the existing canopy being removed, as well as a proposed 4 ft. x 8 ft. equipment pad, which will be screened. The canopies will be between 16 ft. and 21 ft. in height and allow for emergency vehicles to pass under. 52 trees will be removed from the eastern side of the parking lot with 11 new trees planted.

A variance will be required for the height of the canopies.

As condition of approval, there will be sufficient room on the walkway for pedestrian traffic; a lighting plan will be submitted and the applicant will work with the Township Forester to add additional landscaping to the site.

The board will hold a six-month jurisdiction over the lighting should there be any negative impact.

The applicant agrees to comply with the comments of the Board Planner, Engineer, Township offices and County reports.

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

Witness, Nick Miller, Project Manager, was sworn by the Board Attorney and testified to the demolition of the walkway canopy; repair of the walkway; removal of bollards along the walkway; removal and replacement of trees as well as the equipment to be installed on the concrete pad to the south side of the building.

Exhibit A-5, Labels and Signage, was submitted to address the Fire Districts comments regarding power shut off locations.

Exhibit A-6, Canopy Lighting Plan and Exhibit A-7, Equipment Data Sheets were submitted to the Board.

Six of the ten existing lighting poles will be removed due to conflicting with the footprint of the arrays. Proposed lighting will be mounted to the underside of the canopies facing downward and provide light to the lot. If necessary, the lights can be dimmed.

Repair of any unsafe parking lot conditions and parking lot stripping will be a condition of approval.

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

The applicant's attorney testified to the positive and negative criteria of the height variance.

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.

When asked about the angle of the canopy, it was stated that the angle is necessary for proper operation of the solar panels, water runoff and vehicle access.

Mr. Meth made a motion to approve the application subject to the reviews of the Board Professionals and Township Departments; further subject to revision of the zoning table; providing parking data, dimensions of the columns; sufficient passage of the walkway; lighting plan details; drainage details; screening of the equipment and pad; height requirement of the fence; six month review of the lighting; training of shut off system for first responders; restriping parking spaces; fixing dangerous conditions in the parking lot as well as repaving the parking lot as needed; second by Mr. de Pierro.

Approved by: Barberio, Dadheech, de Pierro, Meth, Stanziale, Vealey, Dinsmore

Against: Napolitano.

Motion to adjourn.