

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

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

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

Absent: Ms., Jain, Mr. Stanziale

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.

Resolutions:

Application No. 21:517

Onyx Equities

2 Hilton Court

Block: 202 Lot: 3.10

Preliminary and Final Major Site Plan

Major Soil Moving Permit to construct a warehouse facility.

Mr. Dadheech made a motion to approve the resolution; second by Mr. Napolitan.

Approved by Dadheech, de Peirro, Meth, Napolitano, Vealey, Dinsmore

Agenda:

Application No. 22:501

Township of ParsIPPany, 60-70 Eileen Court, Block: 498 Lot: 23

Courtesy Review to install a temporary monopole on an existing water tank.

Township Water Superintendent, John Wieworka, was present to testimony for the need to install a temporary multi carrier, ballast mount monopole to be located next

the existing water tank which is in need maintenance. The existing telecommunication equipment will be removed by their carriers and installed on the temporary 100 ft. monopole. The tank is scheduled to be painted inside and out between the months of August and mid-November. The monopole will not be placed in parking spaces however it will block an access that is part of a loop. Large concrete blocks will be at the base of the pole and a temporary fence will be installed around the monopole. The work will take place between Monday through Friday, 730am and 500pm.

Witness, Eric Schimmel, Project Manager, testified that a crane will be necessary to install and remove the monopole and will take approximately one day for each.

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.

The Board found the application to be consistent with the master plan with Mr. Meth making a motion to approve subject to notification made to the little league of the proposed work; second by Mr. Dadheech.

Approved by all.

Application No. 21:524

Entin Road LLC, 9 Entin Road, Block: 202 Lot: 9

Preliminary and Final Major Site Plan w/ C Variance for construction of solar car ports.

Attorney, Bob Smith, was present on behalf of the applicant to construct four solar carport arrays within the existing parking lot at the subject location.

The Board Planner reviewed the requested waivers with Mr. Mele making a motion to accept; second by Mr. Von Achen.

Approved by all.

Witness, Drake Stinson, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the existing conditions as an office building with surface parking. One array will be to the east of the building and three to the southwest and allow for passage of emergency vehicles. The arrays will not be visible from Entin Road and will supply close to 100% of the applicant's electrical needs. The panel are constructed with gaps between which will allow for rain to fall between and will have internal LED lights. The tallest point of the arrays will be 22 ft. 3 in. and will require a variance. The power shut off will be located where the service enters the building with placards to identify the emergency shut-off. There will be no change to the impervious coverage and no trees will be cut.

Exhibit A-1, Array Layout was presented to illustrate the power switches.

The applicant read through the review of the Board Planner and Engineer as well as those of the township department and testified that the applicant will comply with all comments.

Subject to lighting plan, spot repairs in the parking lot, charging stations if needed per DCA; height variance added to resolution.

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. Mele made a motion to approve the application subject to reviews of BFJ Planning dated December 3, 2021; GPI dated December 12, 2021; Sewer Utility dated: November 8, 2021; Fire District 6 dated November 17, 2021; further subject to a lighting plan; spot repairs in the parking lot; charging station if needed per the DCA and height variance added to the resolution; second by Dadheech.

The board took a five-minute break then reconvened.

Resolutions:

Application No. 21:524

Entin Road LLC, 9 Entin Road, Block: 202 Lot: 9

Preliminary and Final Major Site Plan for construction of solar car ports.

Mr. Dadheech made a motion to approve; second by Mr. Meth.

Approved by all.

Motion to adjourn.