

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, APRIL 4, 2022 at 7:30 P.M.**

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

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

Absent: Mayor Barberio, Ms. Jain, Mr. Stanziale, Ms. Vealey

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:

Agenda:

Application No. 22:510

Dan Tedesco

179 Knoll Road, Block: 475 Lot: 2.03 Zone: R-3

Major soil moving permit to mitigate drainage issues associate with the construction of a new single-family dwelling.

Contractor, Dan Tedesco, was sworn by the Board Attorney testified that he built a new single-family dwelling on the subject lot which was vacant land. Trees had to be removed and soil was moved which resulted in the neighbor having water flow toward their property and into their pool house. The soil move would be to create a swell and direct the water toward the front yard and into the storm drain in the street. While some trees will have to be removed, large pine trees will be planted at the rear of the property to provide the applicant and the neighbor privacy. Tree stumps, concrete, pipes and other debris that were left on the property by the previous owner will be removed. Craters in the yard that collect water and attract mosquitoes will be filled. The home is piped with two tanks by the side of the driveway to collect water overflow. The water is then directed into the storm drain.

Approximately 40 trees will be removed, half of which are diseased. Mr. Tedesco consulted with Parks and Forestry and was asked to leave as many trees as possible at the back corner and along the fence line. Additional trees will be planted if necessary.

The property owner has agreed to comply with the memo of the Township Engineer.

Serkan Misirlioglu, 140 Knoll Road, asked about the existing lot prior to construction.

Pat O'flaherty, 169 Knoll Road, asked about the swell, trees, timeframe of work to be performed.

Bob Evens, 169 Knoll Road, asked about wetlands and dirt.

Brian, 2 Lancaster Drive, asked about the swell and wetlands.

Donna Hocke, 220 Lancaster Drive, asked about wetlands.

Derik Loux, 222 Lancaster, asked about the height of the house.

218 Lancaster, asked about the trees to be cut.

Jeff Bates, Professional Engineer, on behalf of (inaudible), asked about the grading.

Donna Hocke, 220 Lancaster, asked about the soil move plan.

Open to floor to speak in support or opposition.

Pat O'Flaherty, 169 Knoll Road, was sworn by the Board Attorney and spoke in opposition of the application.

Jeff Bates, Professional Engineer, was sworn by the Board Attorney and spoke his opinion of the soil move plan.

Derick Loux, 222 Lancaster Dr. was sworn by the Board Attorney and spoke in opposition of the application.

Property owner, Manoj Patel, was sworn by the Board Attorney and spoke about wanting to be a good neighbor and will do anything to make his neighbors happy.

The soil move will be between school hours. The applicant will work with Parks and Forestry for tree replacement.

Mr. Dadheech made a motion to recommend the soil moving permit to Council; second by Mr. Mele.

Approved by all.

Motion to adjourn.