

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, JULY 11, 2022 at 7:30 P.M.**

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

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

Absent: Ms. Jain, Mr. Napolitano

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:

Application No. 22:513  
Jagdish Patel  
93 & 103 Troy Meadow Road  
Block: 763 Lots: 19.01 & 19.02  
'C' Variance for a lot line revision

Mr. Meth made a motion to approved the resolution; second by Mr. Dadheech.

Approved by all.

Agenda:

Application No. 22:523  
Tesla  
350 New Road  
Block: 767 Lot: 29.02  
Minor Site Plan w/C Variance for the installation of Tesla related equipment.

Attorney, Duncan Prime, Prime Law Group, was present on behalf of the applicant.

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

Approved by all.

Witness, David Revette, Licensed Professional Engineer was sworn by the Board Attorney.

Witness, Franz Gerdes, Fact Witness, was sworn by the Board Attorney.

Exhibit A-1, Aerial Site Plan, was presented and used to describe the subject lot and surrounding area.

Exhibit A-2, Sheet Z-3 of the site plan was presented.

Currently there are eight Tesla vehicle charging stations which are located at the southwest corner of the site. Proposed are four Tesla fast chargers and four EVGO chargers, with one stall being ADA compliant.

Exhibit A-3, Sheet Z-4 of site plan was presented to illustrate two existing air pumps located at the proposed charging stations.

Exhibit A-4, Sheet Z-5 of the site plan was presented to illustrate the proposed.

One of the two air pumps is being relocated; two stalls will be dedicated for EV charging only and two stalls will allow the parking of any vehicle type. Bollards will block the electrical equipment. A setback variance is necessary for the encroachment of the charging stations on the New Road side of the lot. There will be a slight increase in impervious coverage but a variance is not required. A new transformer and landscaping are also proposed.

Exhibit A-5, Signage plan was presented for the EVGO stations and will include striping with pavement marking that will read 'EV Charging Only' with signage for fast charging only.

Exhibit A-6, Signage. There will be Tesla 15-minute parking signs as well as 15-minute general parking signs for the parking of any vehicle type.

Exhibit A-7, Pictures from various views to illustrate setback of the charging station.

Variances were reviewed and noted as being necessary for the need of shared parking with Wawa; EV stations will be identified by green painted pavement curb markings, green painted charging pictograph symbols and appropriate green signs; publicly accessible EV geographic location, date of installation, equipment type, model and owner contact information posted and 24-hour on-call contact phone number.

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 conditions of the Board Engineers letter dated May 17, 2022; the letter of the Board Planner dated June 20, 2022; further subject to working with the Township Forester; an updated signage detail sheet; equipment to be maintained; second by Mr. Von Achen.

Approved by Barberio, Dadheech, de Pierro, Mele, Meth, Vealey, Von Achen, Dinsmore

Denied by Stanziale

Other Business:

Master Plan Consistency Review

Ordinance 2022-19, Amending Zoning Ordinance to Permit LCoC communities.

The Board Planner explained the ordinance as being for Limited Continuum of Care community. This is a new definition for senior care living, assisted and independent living, as well as acute care services, which are conditional uses.

Mr. Meth made a motion to find that the ordinance is not inconsistent with the Master Plan; second by Mayor Barberio.

Approved by all.

Discussion regarding outdoor dining.

Motion to adjourn.