

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JULY 18, 2022 at 7:30 P.M.**

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

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

Absent: Ms. Jain, Mr. Meth

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. 22:522
169 Johnson Road, LLC
169 Johnson Road
Block: 200 Lot: 8

Major Soil Moving Permit in conjunction with approved application for multifamily development.

Mr. Mele motion to adopt the resolution; second by Mr. Von Achen.

Approved by all.

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.

Motion Mr. Dadheech; second Von Achen.

Approved by all.

Agenda:

Application No. 22.504

Taco Bell

285 Route 46

Block: 767 Lot: 3.01

Preliminary and Final Major Site Plan/'C' Variance/Conditional Use & Major Soil Moving Permit to construct a Taco Bell drive-thru restaurant.

Mr. Dadheech recused himself due to a conflict.

John Wyciskala; Attorney from IWWT, was present on behalf of the applicant for the construction of a Taco Bell drive thru restaurant.

The board planner reviewed the requested waivers with a motion to approve by Mr. de Pierro; second by Mr. Mele.

Approved by all.

Witness, Robert Delia, Director of Operations and Acquisitions, was sworn by the Board Attorney. The site is located on an acre of land with access from Route 46 and Edwards Road. The existing structure will be demolished for the new restaurant that will include indoor and outdoor seating of 50 and 10 seats. The hours of operation are 7:00 am to 12:00 pm with the drive-thru open until 2:00 am. Each shift will provide 5 to 7 employees with a total of 20-25 employees. Lights will be shut off at 2 am; deliveries are made 2-3 time per week and occur during non-peak hours with the unloading lasting 20-30 minutes. The drive-thru can hold 9 vehicles with 36 spaces parking stalls.

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

Witness, James Thaon, Licensed Professional Engineer was sworn by the Board Attorney and presented Exhibit A-1, Aerial of Existing Conditions of the subject lot and surrounding area.

The existing structure is in disrepair and is currently vacant. There are two means of access which are off Route 46 and Edwards Road. There will be a 3,445 sq. ft. right of way dedicated to the Township on Edwards Road due to the property line for the site ending at the center of Edwards Road.

Exhibit A-2, Colorized Site Plan with landscaping superimposed was presented. A 2,500 sq. ft. restaurant is proposed and meets all zoning requirements. There will be seating for 50 indoor and 10 for outdoor. The proposed entrance at Route 46 will be 30 ft. wide with a 24 ft. drive aisle with an 11.5 ft. wide each drive-thru and bypass lane. 36 parking spaces are proposed; a loading zone is not required and the trash enclosure will be

located at the southwestern area of the site. The existing utilities will provide the site with electric, gas, sewer and water.

Also proposes is landscaping; 25 ft. freestanding lighting poles as well as wall mounted lights. Two wall mounted signs and a monument sign are proposed with the monument sign meeting the zoning requirements.

The applicant will comply with the comments of the Board Engineer.

There was discussion regarding a business currently being run on the site with 11 ft. high log stacks.

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

Witness, John McDonough, Licensed Professional Planner was sworn by the Board Attorney and testified to the required variances and positive and negative criteria.

Variances will be necessary for disturbance of steep slopes; driveway width and signs.

The applicant will comply with the conditions of the Township Engineer regarding the soil moving permit.

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 Board Engineer's report dated July 13, 2022; the report of the Board Planner dated June 27, 2022; further subject to the comments of sewer utility; DOT permit submitted; updated plans for the outdoor seating area; dedication along Edwards Road and the Township Engineers soil moving memo; second Mayor Barberio.

Approved by all.

Motion to adjourn.

**MINOR SITE PLAN & SUBDIVISION COMMITTEE
TOWNSHIP OF PARSIPPANY – TROY HILLS
MONDAY, JULY 18, 2022 at 7:00 P.M.**

Members Present: Mr. Dadheech, Mr. Mele, Ms. Vealey, Mr. Von Achen

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

Absent: Mr. Meth,

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. 22:524
SESI
959 Route 46
Block: 722 Lot: 2
Minor Site Plan to construct a shed.

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

Approved by all.

Agenda

Application No. 22.526
White Cap LP
799 Edwards Road
Block: 767 Lot: 12
Zone: LIW-2
Minor Site Plan to construct an outdoor storage area and parking stalls.

Glenn Kienz, Attorney from Weiner Law Group, was present on behalf of the applicant for an outdoor storage area with additional parking.

The Board Planner reviewed the requested waivers with Mr. Mele making a motion to approved; second by Mr. Dadheech.

Approved by all.

Witness, Brad Thompson, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Site Improvement Plan, Sheet 2 of the submitted plan set.

The surrounding lots and their uses were described.

The 6,900 sq. ft. outdoor storage area with swing gate fence will be to the south of the existing building and located on a portion of the existing parking lot. A 6 ft. chain link fence will be installed around the storage area that will be used for items that cannot fit into their warehouse due to size. The items stored outside are either delivered to the site or picked up by the customer, therefore are stored there temporarily. The space will hold items such as rebar, oversized lumber, tools and building and construction material which will sit on pallets.

22 of the 43 parking spaces will be removed. Two spaces will be added to the drive aisle at the west side of the parking field for a total of 23 parking spaces where 13 spaces are required.

The operations involve mostly trucks and a forklift. No landscape or signage is proposed. The site is screened by the existing vegetation.

Discussion regarding the overgrowth of the detention basin took place, as well as vehicle circulation and loading.

A condition of approval is to add slats to the fence for better screening with a more natural look. The screening will be to the area of the fence to the south and east.

The applicant agrees to comply with the comments of the Township Engineer. The applicant agreed to a sliding gate instead of a swinging gate. Agreed to pull the fence back two ft.

Mr. Dadheech made a motion to approve the application subject to the reviews of the Board Planner, Board Engineer, various Township Department; further subject to a sliding gate instead of a swinging gate and to pull the fence back 2 ft.; second by Mr. Mele.

Approved by all,

Motion to adjourn.