

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, OCTOBER 3, 2022 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Councilman de Pierro,
Mr. Mele, Mr. Meth, Mr. Napolitano, Mr. Stanziale
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, 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.

Meeting Calendar

Approval of the 2023 Meeting Schedule

Mr. Von Achen made a motion to approve the 2023 Meeting Calendar; second by Mr. Dadheech.

Approved by all.

Resolution:

Application No. 22:519

Troy Hills Village

1480 Route 46, Block: 718 Lot: 12

Minor Site Plan for installation of a playground area, fencing, walkway, picnic area and parking.

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

Approved by Dadheech, Mele, Meth, Von Achen.

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.

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

Approved by Dadheech, Mele, Von Achen.

Application No. 22:520

Fred Stringham

19 Long Ridge Road

Block: 4 Lot: 20

Major Soil Moving Permit for an inground pool and patio

Mr. Napolitano to approve the resolution; second by Mr. de Pierro.

Approved by Dadheech, de Pierro, Napolitano; Stanziale, Von Achen, Dinsmore

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

Approved by Barberio, Dadheech, de Pierro, Mele, Napolitano, Stanziale; Von Achen, Dinsmore.

Other Business:

Investigation of property identified as Block: 737 Lot: 3, located at 249 Pomeroy Road to determine whether it should be declared a non-condemnation area in need of redevelopment.

Board Planner explained the procedure of the request from the council. Motion for Board Planner to make and prepare a report for the Board to create a study.

Mr. Von Achen made a motion to allow the Board Planner study and prepare a report of the subject property; second by Mr. Barberio.

Approved by all.

Agenda:

Application 22:534

1 Campus Associates

3 Campus Drive, Block: 202 Lot: 3.12

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

Attorney, Glenn Kienz, from Weiner Law Group was present on behalf of the applicant.

Witness, Tom Golden, was sworn by the Board Attorney and testified to the route of the soil move as being Campus to Dryden to Route 10 to Route 287. It is anticipated that the work will begin by the end of the year. Import will be approximately two hundred truckloads over the course of a year. Hours of operation will be 7:00 am to 2:00 pm.

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 recommendation for Council to approve the soil moving permit subject to complying with the review of the Township Engineer and Township Ordinances; second Mele.

Approved by all.

Application No. 21:526

Jasmine Polanco

4 Mohawk Avenue

Block: 548 Lot: 6

Minor Site Plan w/C Variance for a two-lot subdivision/Lot line revision.

Carried from September 19, 2022

Attorney, Robert Long, was present on behalf of the applicant for a lot line revision.

Property owner, Jasmine Polanco, was sworn by the Board Attorney and testified that lot line revision will allow her property to be squared off. There is a shed that belongs to a neighbor that sits 1 ft. over on her property and another shed located along the boundary line. Both sheds and a fire pit existed at the time she purchased

the property and Ms. Polanco is not requesting the item from the adjoining properties be removed from her property.

A variance is necessary for the existing driveway opening; a shed and fire pit that sit at the property line, as well as the neighbors shed.

Any replacement of the sheds and/or fence will conform with the Zoning ordinance as a condition.

The applicant agreed to comply with the comments of the Board Planner and Engineer.

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. Meth made a motion to approve the application subject to the Board Professional reviews; testimony from this evening's hearing and replacement of the nonconformities when necessary be by permit and conform to the Township ordinance; second by Mr. Dadheech.

Approved by all.

Application No. 22.530
Alfa Investment, LLC
304 Halsey Road
Block: 313 Lot: 5
Minor Site Plan for a two-lot subdivision w/C Variance.

Attorney, Larry Callie, was present on behalf of the applicant for a two-lot subdivision which will contain two single-family dwellings.

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

Approved by all.

Witness, Steven Smith, Licensed Professional Surveyor, was sworn by the Board Attorney and testified that the subject lot sits at the corner of Elmwood Drive and Halsey Road. A home sits on the existing lot with a second driveway that will be removed. An existing block wall will also be removed. The new lot is proposed at 7,650 sq. ft. with a new home that will conform with the setbacks and coverage requirement and stand at approximately 25 ft. The second lot will be 6,562 sq. ft. and

will conform with the coverage requirements after removal of the second driveway. The current conditions contain two pre-existing, nonconforming setbacks in the front and rear yards.

The reports of the Board Engineer and Sewer Department were reviewed with the applicant agreeing to comply with the comments.

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

Witness, Keith Chambers, Licensed Professional Architect, was sworn by the Board Attorney.

Exhibit A-1, Photos of existing home in Lake Hiawatha was presented to illustrate the type of home proposed on Lot 5.01.

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

Witness, Alexander Dougherty, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-2, 3 Sheets consisting of a parcel map and two aerial drone views of the subject lot. The exhibits illustrated the approximate location of the subdivision; trees which would remain and one tree to be removed.

The positive and negative criteria were presented.

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 reviews of the Board Professionals; reviews of the Township Department; testimony from this evening's hearing; second by Mr. Mele.

Approved by all.

Motion to adjourn.