

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, OCTOBER 2, 2023 at 7:30 P.M.**

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

Also Present: Christine Winter, Planner, ARH
Andrew Cangiano, Engineer, GPI
Marina Stinely, Attorney, Cleary, Giacobbe, Alfieri, Jacobs

Absent: Mayor Barberio; Mr. Meth, Ms. Smith, 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.

Correspondence:

Correspondence received from Mark Semeraro of Semeraro & Fahrney, LLC requesting a one-year extension of Resolution approval of Application 21:510. Globe Logistics, 939 Edwards Road, Block: 767 Lot: 31

Mr. de Pierro made a motion to approve; second by Mr. Napolitano.

Approved by all.

Resolution:

Application No. 21:506, Emad Lawandi, 56 Upper Rainbow Trail, Block: 117 Lots: 27 & 28, Minor Subdivision w/C Variance

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

Approved by all.

Application No. 23:524, Globe Logistics, Inc., 939 Edwards Road, Block: 767 Lot: 31
Major soil moving permit.

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

Approved by all.

Meeting Calendar:

Approval of 2024 Meeting Calendar

Mr. de Pierro made a motion to approve the calendar; second by Mr. Dadheech.

Approved by all.

Agenda:

Application 23:522

Rafanello Group

1915 Route 46, Blocks: 454 Lot: 2

Minor Site Plan w/C Variance for parking, signage and generator.

Attorney, Howard Lipstein, was present on behalf of the applicant.

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

Witness, Adam Kandil, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the lot and surrounding area.

The property contains an existing 2-story office building with 71 parking spaces.

The parking will be reconfigured. Two stormwater detention basins are proposed as well as roof leader which will run to the drain.

The sign will be located by Route 46, 5 ft. from the property line, with a light pointed at it.

The property drains from west to east, which will continue.

The existing lighting is adequate.

Existing non-conformities are side yard setbacks and parking dimensions.

The generator, which is located in a setback, is screened from the neighboring property.

The applicant will comply with the DEP regulations.

The applicant agreed to a grass area and buffer.

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

Witness, Matthew Flynn, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-1, Three Sheets of aerial view of subject site and surrounding area.

Necessary variances are for parking in the side setback; setback between the building and parking lot, signage setback. and parking space dimensions.

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.

As a condition of approval, the applicant must work with the Forestry on a landscaping, shrubs are to be in front of the generator and DOT approval.

Mr. Napolitano made a motion to approve the application second by Mr. de Pierro.

Approved by all.

Other Business:

249 Pomeroy Road, Block: 737 Lot: 3
Master Plan Consist. Review

The Board Planner presented the redevelopment plan of 249 Pomeroy Road

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

Mr. de Pierro made a motion that the redevelopment plan is not inconsistent with the master plan; second by Mr. Dadheech.

2 Campus Drive, Block: 202 Lot: 3.20
3 Campus Drive, Block: 202 Lot: 3.7
Master Plan Consistency Review

The Board Planner presented the redevelopment plan of 2 & 3 Campus Drive.

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

Mr. de Pierro made a motion that the redevelopment plan is not inconsistent with the master plan; second by Mr. Dadheech.

Motion to adjourn.