

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, NOVEMBER 6, 2023 at 7:30 P.M.**

Members Present: Mr. Dadheech, Councilman de Pierro, Mr. Mele, Mr. Meth,
Mr. Napolitano, Mr. Shah, Mr. Stanziale, 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, Ms. Smith

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 Larry Calli of Calli Law, LLC requesting Application 23:511 be carried to December 18, 2023.

Motion to carry.

Approved.

Resolution:

Application 23:522
Rafanello Group
1915 Route 46, Blocks: 454 Lot: 2
Minor Site Plan w/C Variance for parking and signage.

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

Approved.

Application No. 23:515
AvalonBay Communities, Inc

2 Campus Drive, Block: 202 Lot: 3.20

4 Campus Drive, Block: 202 Lot: 3.2

1633 Littleton Drive, Block: 202 Lot: 3.1

Amended Preliminary and Final Major Site Plan w/C Variance for construction of a multifamily building with surface parking facilities, indoor & outdoor amenities and landscaping.

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

Approved.

Application No. 23:517

AvalonBay Communities Inc.

1 Campus Drive, Block: 202 Lot: 3.7

3 Campus Drive, Block: 202 Lot: 3.12

7 Campus Drive, Block: 202 Lot: 3.8

Amended Preliminary and Final Major Site Plan, C Variance for construction of a multifamily building with surface parking facilities, indoor & outdoor amenities and landscaping.

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

Approved.

Other Business:

7 Campus Drive, Block: 202 Lot: 3.8

Area in Need of Redevelopment

The Board Planner reviewed the statutory of criteria to deem a property an area in need of redevelopment as A, D & H.

It was found that the property had flooding, vermin, mold and deterioration.

Chairman Dinsmore opened the floor to the public to ask questions and to speak in support or opposition.

Mr. Meth made a motion that 7 campus drive is an area in need of redevelopment; second by Mr. Dadheech.

Approved.

6 Sylvan, Block: 202 Lot: 1.9

Master Plan Consistency Review

The Board Planner reviewed the redevelopment plan for Masterplan consistence.

The north parcel will allow for Multifamily residential dwellings and open space & recreation.

The south parcel will allow for Luxury health and fitness centers.

Chairman Dinsmore opened the floor to the public to ask questions and to speak in support or opposition.

Subject to sidewalks along sylvan way and parking per RSIS.

Mr. Von Achen made a motion to find the review not inconsistent with the Masterplan; second by Mr. Dadheech.

Approved.

Agenda:

Application 23:511, SIR Parsippany, LLC, 299 Jefferson Road, Block: 736 Lot: 7.3 Preliminary & Final Major Site Plan w/C Variance, Major Soil Moving Permit to construct a warehouse with associated improvements. **Carried from September 18, 2023**

Application 23:528, QBL NJ 60 East Halsey Road, LLC, 60 East Halsey Road, Block: 737 Lot: 10, Major Soil Moving Permit.

Attorney, Wendy Berger, was present on behalf of the applicant for a 930cy soil moving permit for an application previously approved for Preliminary and final site plan.

Witness, Nikki Louloudis, Licensed Professional Engineer, was sworn by the Board Attorney testified that the approved parking lot is in need of a soil moving permit. An underground detention basin will be necessary and was approved under the site plan approval.

Chairman Dins more 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. de Pierro made a motion to approve the application; second by Mr. Von Achen.

Approved by all.

Motion to adjourn.