

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, NOVEMBER 13, 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, Mrs. 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.

Resolution:

7 Campus Drive, Block: 202 Lot: 3.8
Area in Need of Redevelopment

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

Approved by Dadheech, de Pierro, Mele, Meth, Shah, Stanziale, Dinsmore.

6 Sylvan, Block: 202 Lot: 1.9
Master Plan Consistency Review

Approved by Mr. Mele made a motion to approve the Resolution; second by Mr. de Pierro.

Dadheech, de Pierro, Mele, Meth, Napolitano, Shah, Stanziale, Dinsmore.

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

Approved by Dadheech, de Pierro, Mele, Meth, Napolitano, Shah, Stanziale, Dinsmore.

Agenda:

Application 23:519, WH Holdings, 5 Wood Hollow Road, Block: 736 Lot: 4
Preliminary & Final Major Site Plan to construct two warehouses.

Attorney, Jason Tuvel was present on behalf of the applicant to construct two, one-story warehouses.

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

Exhibit A-1, Aerial of subject site and surrounding area was presented and described for the Board.

Exhibit A-2, Aerial of subject site was presented and described for the Board.

Exhibit A-3, Color rendering of Sheet2 from the site plan was presented and described for the Board.

Exhibit A-4 Truck turning templet was presented and described for the Board.

Witness, Zachery Chaplain, Licensed Professional Engineer, was sworn by the Board Attorney and testified that the 22.8 acre property has an existing 3-story structure with courtyard and is surrounded by Jefferson, Smith and Wood Hollow Roads. Each of the three roads offer access to the property.

Also existing is a 30 ft. sanitary storm sewer easement spans the property but will be relocated along the property lines. Detention basins will remain.

Each proposed building is a 1-story, 155,243 sq. ft., warehouse with the truck loading to be located between the two building, facing each other.

The main access for truck traffic will be from Wood Hollow Road.

The building height, setbacks and parking all comply with the ordinance. A 40,000 reduction of impervious coverage will be removed.

Overall, 76 spaces are proposed. Each building will contain 45 loading docks. ADA and EV spaces will be installed per regulation.

4 ft. high fencing will be installed around the basin. The retaining wall will be 7 ft. high at the front of the property to protect the berm.

The requested variances are for parking in the front yard; height of the retaining wall and number of signs.

Each building will contain two wall signs.

A monument sign on Wood Hollow Road is proposed.

As a condition the applicant will reduce the size of the 60 ft. driveway opening.

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

Witness, Charles Dietz, Licensed Professional Architect, was sworn by the Board Attorney.

Exhibit A-5, Color rendering of the proposed structures was presented and described.

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

The Board took a five-minute break then reconvened.

As a condition, the applicant agrees to land bank and install sidewalks.

Witness, John Corak, Licensed Professional Traffic Engineer, was sworn by the Board Attorney to the number of trucks during morning and evening peak hours.

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.

Exhibit A-6, 5 Sheets Aerial View of the subject site.

The required variances were described and the positive and negative criteria were provided.

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; second by Mr. Dadheech.

Approved by all.

Motion to adjourn.