

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, DECEMBER 4, 2023 at 7:30 P.M.**

Members Present: Councilman de Pierro, 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, Mr. Dadheech, Mr. Mele, 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:

Application No. 22:535
DGN, 94 Papscoe Drive
Block: 353 Lot: 7 Zone: R-4
Minor Subdivision

Mr. Meth made a motion to approve the resolution; second by Mr. Dinsmore.

Approved.

249 Pomeroy Road, Block: 737 Lot: 3
Redevelopment Plan

Mr. Napolitano made a motion to approve: second by Mr. Von Achen

Approved.

2 Campus Drive, Block: 202 Lot: 3.20
Redevelopment Plan

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

Approved.

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3 Campus Drive, Block: 202 Lot: 3.7
Redevelopment Plan

Mr. De Pierro made a motion to approve; second by Mr. Shah.

Approved.

Agenda:

Application No. 23.525

Township of Parsippany

28 Continental Road (Mt. Way Rear), Block: 15.8 Lot: 35.01

Courtesy Review for modification of an unmanned water tank facility; installation of antennas and relocation of 5 antennas on a 200 ft. monopole.

Mike Webster, sworn by the board attorney testified that the application is to relocate the antennae from the water tank to a permanent 195 ft. monopole. The pole is to be located at the northwest corner of the water tanks compound and is surrounded by an 8 ft. fencing.

Seven antennae, two dishes and a generator with 1000 gallon fuel capacity are proposed.

Approved.

Application No. 23:526

Township of Parsippany

459 Pomeroy Road, Block: 736.1 Lot: 3

Courtesy Review for modification of an unmanned water tank facility; installation of antennas and relocation of 4 antennas on a 200 ft. monopole.

Mike Webster, sworn by the board attorney testified that the application is to relocate the antennae with a 208 ft. monopole and 4 antenna.

Approved.

Application No. 23:523

NJ 9 Sylvan LLC

9 Sylvan Way

Block: 202 Lot: 3.05 Zone: SED-10

Preliminary & Final Major Site Plan to construct a warehouse.

Attorney, Patrick McAuley, from Connell Foley, was present on behalf of the applicant to demolish the existing structure and construct a warehouse with office space.

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

Witness, Zachery Liszt, Managing Director of Cardinal Point Management, was sworn by the Board Attorney and testified to the history of Cardinal Point.

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

Witness, John Cote, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Aerial of the subject site and surrounding area. The property fronts Sylvan and Dryden Ways. The property will be located on a 6 acres lot with an existing structure and two access points. Three stormwater management basins are also proposed.

Exhibit A-2, Site Plan from the plan set was displayed to illustrate the access point from Sylvan way and employee parking. The proposed building will be 67,200 sq. ft. with 65,200 sq. ft. of warehouse space, 2,000 of office space, 5 loading docks, one drive-in ramp and 1 compactor bay.

Exhibit A-3

The variances required are for front yard setbacks on both Sylvan and Dryden Ways, driveway width and loading berth size.

Exhibit A-4, Grading Plan.

Exhibit A-5, Detail Sheet from the plan set to illustrate the existing signs.

Exhibit A-6, Truck Turning Templet.

Exhibit A-7, Utility Plan from plan set.

A-8 Landscaping Plan from Plan Set.

A-9, Lighting plan from plan set.

All were presented and briefly detailed for the Board.

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

Witness, Grant Alexander, Licensed Professional Architect, was sworn by the Board Attorney and presented Exhibits A-10, Floor Plan and A-11, Elevations of the proposed building, which were described for Board.

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

Witness, Carl Pehnke, Licensed Professional Traffic Engineer, was sworn by the Board Attorney and testified to the traffic impact study.

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

Witness, Greg Woodruff, Licensed Professional Planner, was sworn by the Board Attorney and testified to the planning aspects of the application, presented positive and negative criteria reviewed the variances as being for front yard setback, lot size, driveway width and signs,

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. Von Achen made a motion to approve; second by Mr. de pierro.

Approved.

Motion to adjourn.