

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, FEBRUARY 5, 2024 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Mr. de Pierro, Mr. McGrath,  
Mr. Mele, Mr. Meth, Mr. Napolitano, Mr. Shah, Ms. Smith,  
Chairman Dinsmore

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

Absent: Mayor Barberio, 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 was opened to the General Public.

Resolution:

Agenda:

Proposed Amended Redevelopment Plan, 1515 Route 10, Block: 200 Lots: 1.2 & 1.03.

Special Board Planner, Ed Snickus, presented a memorandum describing the proposed redevelopment amendment, draft Ordinance amending Chapter 430 Zoning & draft redevelopment plan highlighting the requested changes.

Attorney, Nicole Magdziak, of Day Pitney, was present on behalf of the applicant.

Witness, Mark Pottschmidt, Representative of Stanbery Development was sworn by the Board Attorney and testified to the 24 pages of photo simulations of the development and the different stages of development.

Mr. de Pierro made a motion to recommend the amendment and ordinance change to Town Council.

Approved by all.

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.

Lawrence Calli, Attorney from Calli Law, was present on behalf of the applicant to demolish an existing office building and construct a 106,400 sq. ft. warehouse and gave a brief background of the application presented September 18, 2023.

Witness, Ben Crowder, Licensed Professional Engineer, previously sworn, reviewed previously presented exhibits, A-1 aerial of subject and surrounding properties; A-2, colorized site plan.

Exhibit A-3, Revised Colorized Site Plan, was presented to illustrate the movement of the structure by 41 ft. toward Jefferson Road. The residential buffer is 150 ft. and complies with the ordinance. A variance will be necessary for front yard setback of the structure.

Parking went from 22 to 17 trailer spaces. Loading activity will be 217 ft. from parking spaces to the rear property line.

Additional landscaping, screening and a 16 ft. sound wall are also proposed.

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

David Dockery, Attorney representing the Mazdabrook Association, asked about the fire subcode review and asked hypothetical parking questions.

Witness, Norman Dotti, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-4, Sound Level Map to illustrate sound and its movement.

Exhibit A-5, Sound Level Map, Second Floor, was presented to illustrate levels of noise from a higher elevation.

The witness testified to the design of the wall to be constructed and that it complies with state regulations.

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

David Dockery, Attorney on behalf of the Mazdabrook Association, asked about the exhibits and written submission and life expectancy measurement of sound.

Witness, Mr. Harter, License Professional Engineer, previously sworn, testified to his previous testimony from September 18, 2023 in comparison to the revised plan and that nothing has changed.

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

Application carried to February 26, 2024 with notice.

Motion to adjourn.