

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, FEBRUARY 26, 2024 at 7:30 P.M.**

Members Present: Mr. Dadheech, Mr. de Pierro, Mr. McGrath, Mr. Mele
Mr. Meth, Mr. Shah, Mr. Stanziale, Chairman Dinsmore

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

Absent: Mayor Barberio, Mr. Napolitano, 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.

Resolution:

Application 23:518, Petocz Lake Hiawatha Realty, LLC
102 North Beverwyck Road, Block: 519 Lot: 24
Minor Site Plan w/C Variance to construct a deck and façade improvements.

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

Approved.

Agenda:

Application No. 23:527, Alfa Investments, LLC,
52 Navajo Avenue, Block: 525 Lot: 21
Minor Subdivision w/C Variance for a two-lot subdivision.

Lawrence Calli, Attorney from Calli Law, was present on behalf of the applicant for a two-lot subdivision and to construct two new single-family dwellings.

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

Witness, Steven Smith, Licensed Professional Surveyor, was sworn by the Board Attorney and testified that the existing lot is 10,000 Sq. ft. with driveway access from Navajo Avenue. A retaining wall will be removed. Each lot will be 5,000 sq. ft. with a 50 ft. lot width. Setbacks, building and lot coverages will conform for the principal structure. The driveway for each lot will be accessed from Navajo Avenue with a 1 ft. driveway setback. A variance for the retaining wall in the front will be necessary for height and will assist with drainage. Drywells are proposed in the front and all roof runoff will lead to the front.

The applicant will comply with the comments of the Board Engineer.

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

Property owner of 101 Hiawatha Boulevard asked about water.

Witness, Keith Chambers, Licensed Professional Architect was sworn by the Board Attorney and testified to the existing homes in the neighborhood as being smaller.

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 and testified to the variances as lot area and lot width. The 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.

Mr. Dadheech made a motion to approve the application subject to applicant complying with engineering report, seepage pits, driveway; second by Mr. Mele.

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 February 5, 2024.

Lawrence Calli, Attorney from Calli Law, was present on behalf of the applicant for the continuation of the application to construct a warehouse with associated improvements.

Witness, Claudio Breda, Licensed Professional Architect, was sworn by the Board Attorney and testified to the building footprint as being 106,400 sq. ft. which can accommodate two tenants.

Exhibit A-6, Colorized Elevation, was presented and described for the Board.

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

Resident from 43 Ryan Drive asked if the bay could be turned to face a different direction.

Witness, Michael Tobia, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria. The variances were noted as being for front yard setback and height of the wall.

Exhibit A-7 & A-8, Colorized Photo Simulations of Trees, was present to illustrate the types of trees to be planted, their heights over time and how they will buffer.

Exhibit A-9, Revised Site Plan Layout, was presented to address the comments of the Fire District.

Two wall signs were discussed. With 150 sq. ft. allowed, two are proposed at 75 sq. ft., placed 200 ft. apart. A height variance will be necessary for the signs.

Two freestanding signs at the street that were previously approved by variance will be used at each of the access points to the property.

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

Residents asked about water runoff, tenant space the buffer lighting and trucks idling at night.

David Dockery, Attorney from Becker, spoke in opposition on behalf of the Mazdabrook homeowners association.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Venkat Chibukula, 72 Jullian boulevard., was sworn by the Board attorney and spoke in opposition of the application.

Sachin Brahme, 66 Emily Place, was sworn by the Board Attorney and spoke in opposition of the application.

Ramash Nair, 43 Rhian drive, was sworn by the Board Attorney and spoke in opposition of the application.

Mohan Krishnarha, 37 Rhyan Drive, was sworn by the Board Attorney and spoke in opposition of the application.

Priti Desai, 228 Emily Place, was sworn by the Board Attorney and spoke in opposition of the application.

Dharmesh Bariawala, 169 Emily Place, was sworn by the Board Attorney and spoke in opposition of the application.

Bala Sundaresan, 186 Jillian Place, was sworn by the Board Attorney and spoke in opposition of the application.

The application was carried to March 18th.

Motion to adjourn.