

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, MARCH 4, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Mele

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.

Agenda:

Application No. 23:531

S/K 3 Century Associates, LLC, 3 Century Drive, Block: 202 Lot: 1.7 Zone: ROL

Preliminary & Final Major Site Plan w/'C' Variance for construction of a warehouse and related site improvements.

John Inglesino, Attorney From IWWT, was present on behalf of the applicant to construct a 64,000 sq. ft. warehouse with offices of approximately 4,800 sq. ft.

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

Witness, Noah Chrismer, Representative of KRE group, was sworn by the Board attorney testified to the background of KRE and presented Exhibit A-1, Site Plan Rendering, and described it for the Board.

Exhibit A-2, Comparison Exhibit of existing vs. the proposed. Compared were the impervious coverage, trees, driveway access and setbacks.

Exhibit A-3, Rendering of Proposed Warehouse, Front View, was presented and described.

Hours of operation will be 24/7.

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

Witness, Ronald Kennedy, Licensed Professional Engineer & Planner, was sworn by the Board Attorney and presented Exhibit A-4, Neighborhood Aerial of subject site and surrounding area.

Exhibit A-5 Exhibit, Existing Conditions, aerial of subject site was presented. The existing property is approximately 5 acres; contains a 3-story structure with two driveways that access Century Drive; a detention basin; drainage easement; utility rights-of-way; trash enclosure and monument sign.

Exhibit A-6, Colorized Proposed Redevelopment was presented to illustrate the one-story structure. The proposed structure will be 64,800 sq. ft.; along the south side of the site grass pavers; 51 parking spaces at the front of the building, two of which will be EVSE spaces, and 11 loading bays at the rear, whereas 13 are required. Various plantings are also proposed. The driveway will be 30 ft. wide and will require a variance. A walkway will be at the front of the building.

Exhibit A-7, Grading Utility was presented to illustrate electric, gas & sewer. The stormwater drainage system will be modified for three detention basins with drainage directed to a pipe within the 20 ft. wide drainage easement that runs along the back of the property line to Sylvan Way.

Exhibit A-8, Lighting, to illustrate 15 light poles and 11 wall mounted fixtures which will all be pointed down.

Exhibit A-9, Site Plan Variances to illustrate the variances as being for five existing parking spaces with a setback of 6 ½ feet; two retaining walls, one 4 ft. in height, the other 4.1 ft. in height with a fence for an 8 ft. structures; two wall signs, whereas one is allowed, each 93 sq. ft. in size and driveway width of 30 ft. as well as the drive aisle.

Exhibit A-10, Slope Disturbance, was presented to illustrate what areas have existing steep slopes.

The applicant agrees to comply with the comments of the Board Engineer.

The applicant agrees to comply with the comments of the Board Planner.

As a condition, the five parking spaces will be banked.

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

Resident, 11 Murray court, asked about flooding.

Witness, Connor Hughes, Licensed Professional Traffic Engineer, was sworn by the Board Attorney, spoke of traffic counts, peak traffic times and trip generations rates.

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

Witness, Don Kim, Licensed Professional Architect, was sworn by the Board Attorney and reiterated the layout of the structure, lot, and will comply with the comments from the fire district. The building elevations were discussed.

Exhibit A-11, Rendering of Northwest Corner of building was presented and described.

A variance will be necessary for the signs on the canopy.

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

Witness, William Kennedy, Licensed Professional Planner, reviewed the required variances and presented the positive and negative criteria.

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; second by Mr. Barberio.

Approved by all.

Motion to adjourn.