

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, MARCH 18, 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, Mr. Stanziale,  
Chairman Dinsmore

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

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

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

Approved by all.

Agenda:

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 26, 2024.

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

David Dockery, Attorney from Becker Law firm, was present on behalf of Mazdabrook and testified that it has been decided that the opposition will not move forward due to the applicant agreeing to the conditions of approval as planting a landscaping buffer

prior to the start of construction; signage regarding truck idling; no cold storage; building elevations will be dark gray, no white; the sound wall will be inspected on an annual basis and Mazdabrook be provided with a construction schedule.

Resident, 66 Emily Place, was sworn by the Board Attorney and spoke about noise.

Ramsh Niar, 43 Rhyan Drive, was sworn by the Board Attorney, spoke about noise.

Krishnarah, 37 Rhyan Drive, was sworn by the Board Attorney, spoke about noise.

Mr. Calli summed the application.

The Board went into conference to speak of their reasons to approve or deny the application.

Mr. Dadheech made a motion to approve the application; second by Mr. Napolitano.

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

Denied by McGrath, Mele, Meth.

Application 23:533, T Mobile, 1269 Route 46, Block: 729 Lots: 6.01 Zone: O-3  
Minor Site Plan w/ 'C' Variance to construct a temporary monopole with antennas and electric service.

Jennifer Knarich, Attorney from Price Meese, was present on behalf of the applicant to construct a temporary 49 ft. monopole with associated equipment.

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

Witness, Frances Boschulte, Radio Frequency. Engineer, was sworn by the Board Attorney and testified to FCC guidelines and stated the applicant will follow the guidelines.

Exhibit A-1, T Mobile Existing Sites was presented to illustrate residential and commercial in-building service locations.

Exhibit A-2, T Mobile Existing Sites was presented to illustrate the loss of in-building service without the antennas.

Exhibit A-3, T Mobile, Proposed Map of in-building coverage highlighted in green.

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

Witness, Josh Cottrell, Licensed Professional Engineer, was sworn by the Board attorney and presented Displayed Sheet SP-1 from the plan set and described the subject site and surrounding area.

Sheet SP-2, Enlarged Area Plan was displayed to described the proposed. Every 4-6 weeks the site is inspected by a technician during daytime hours. Should a technician have a need to visit the site during evening hours, two flood lights will point downward approximately 10 ft. above the work area. The flood lights are on a timer and shut off after two hours should the technician forget to shut them off.

It will take approximately two weeks to construct the tower.

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

Witness, Tim Kronk, Licensed Professional Planner, was sworn by the Board Attorney and testified to the requested variances and presented the positive and negative criteria.

Exhibit A-4, Aerial of subject site and surrounding area was presented and described for the Board.

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. Napolitano made a motion to approve the application subject to FCC and State guidelines and six months to find a permanent facility; second by Mr. Barberio.

Approved by all.

Motion to adjourn.