

**MINOR SITE PLAN & SUBDIVISION COMMITTEE
TOWNSHIP OF PARSIPPANY – TROY HILLS
MONDAY, APRIL 15, 2024 at 7:00 P.M.**

Members Present: Mr. Dadheech, Mr. Napolitano, Ms. Vealey, Mr. Meth

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.

Resolution:

Agenda:

Application No. 24:502, 196-200 Route 46W, LLC, 200 Route 46, Block: 693 Lot: 14
Minor Site Plan for a windshield repair & replace facility and signage.

Attorney, John Inglesio, was present on behalf of the applicant for a Safelite windshield replacement facility.

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

Witness, Mark Walker, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Site Plan.

The property is located on Route 46 and Old Bloomfield Avenue and contains three one-story buildings with surface parking. The existing building in question is 8,505 sq. ft. and will require new signage and two overhead garage doors to allow vehicle access into the building.

An existing freestanding sign will be resurfaced and the front of the building has a proposed 3 ft. x 6.5 ft wall sign. The two overhead doors will be located to the western side of the building.

Six parking spaces were lost to a proposed loading space and reconfiguration of an island. Although six spaces are lost, there are ten parking spaces in excess of what is required.

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

Witness, Seth Leeb, Licensed Professional Architect, was sworn by the Board Attorney and testified to the floor plans as having offices, a waiting room and bathrooms.

All storage will be contained inside the building. Hours will be 8:00 am to 5:00 pm.

Exhibit A-2, Safelite Branding Renderings, was presented and described. It was noted that the second wall sign from the rendering is no longer proposed.

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

Chairman Meth 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. Napolitano.

Approved by all.

Motion to adjourn.

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, APRIL 15, 2024 at 7:30 P.M.**

Members Present: Mr. Dadheech, Mr. McGrath, 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. de Pierro, Mr. Mele, 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 is opened to the General Public.

Resolution:

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.

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

Approved by Dadheech, McGrath, Meth, Napolitano, Shah, Dinsmore.

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.

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

Approved by Dadheech, McGrath, Meth, Napolitano, Shah, Dinsmore.

Agenda:

Application No. 23:530, Onyx Equities, 2 Hilton Court, Block: 202 Lot: 3.10
Amended Preliminary and Final Major Site Plan, Major Soil Moving Permit to construct a warehouse facility.

Attorney, Steve Tombalikian, was present on behalf of the applicant for the amended site plan.

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

Witness, Brian DeBarbieri, Licensed Professional Architect, was sworn by the Board Attorney and testified to the changes from the original approval.

Exhibit A-1, Aerial Rendering of the subject lot. The footprint increased from 102,600 sq. ft. to 122,664 sq. ft. with two offices, each 6,150 sq. ft.; warehouse space of 10,364 sq. ft and building height 45 ft. The building was also re-orientated.

Exhibit A-2, Exterior Elevations and Exhibit A-3, 3-D Rendering of the building were presented and described for the Board.

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

Witness, Luis Reyes, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the car parking and loading zone as being flipped from the original approval. There will be 11 trailer stalls, 25 loading docks, 2 drive-in ramps and 111 parking spaces including 4 EV spaces. There will be separate access points for trucks and cars and two additional emergency access driveways. Two retaining walls are also proposed, one being over 4 ft. in height.

The loading area on Hilton Court will be screens by trees and shrubs. Building and ground mounted lighting will not spill beyond the property lines.

Exhibit A-4, Colorized Circulation Plan was presented to described fire truck circulation.

Exhibit A-5, Colorized Circulation Plan was presented to described trailer truck circulation.

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

Witness, Craig Paregoy, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the traffic circulation.

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

Witness, Michael Pessolano, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-6, Aerials of the subject site from different views.

The witness testified to the positive and negative criteria and reviewed the requested variances.

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. Meth.

Approved by all.

Motion to adjourn.