

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, MAY 6, 2024 at 7:30 P.M.**

Members Present: Mr. de Pierro, Mr. McGrath, 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. Dadheech, Mr. Mele, 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 23:511, 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.

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

Approved by de Pierro, Shah, Stanziale, Dinsmore

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.

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

Approve by Mr. Meth.

Agenda:

Application No. 22:532, 180 Kingston Road LLC, 180 Kingston Road, Block: 244 Lot: 19
Minor Site Plan w/C Variance for construction of an addition.

Attorney, Joseph O'Neill, of Garofalo & O'Neill was present on behalf of the applicant for the construction of an addition to an existing structure to be used as a daycare facility with pre-existing non-conformities as being for lot area, lot width and front yard setback.

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

Witness, Dhruvi Vyas, Operator of daycare center, was sworn by the Board Attorney and testified that hours of operation will be 7:30 am-6:00 pm with children arriving and picked up between 7:45 am-5:30 pm. There will be 2 employees and 18 children from 2 ½ to 5 years old. There will be no on-site cooking though food will be brought in. Supervised outdoor playtime will take place in the backyard. The front door will be locked at all times with key fobs given to the parents for access.

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

Witness, Louis Luglio, Licensed Professional Traffic Engineer, was sworn by the Board Attorney and testified that three parking spaces will be dedicated for pick up and drop off of the children. One parking space will be ADA accessible. Two other spaces along side the building will be for employees.

Deliveries would occur during off hours from drop off/pick it times.

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

Witness, Frank Matarazzo, Licensed Professional Planner & Engineer, was sworn by the Board Attorney and testified that the subject lot is .09 acres. The property contains an existing 1-story structure with a floor area of 810 sq. ft. The front yard is fully paved and used for parking and an existing freestanding sign will remain. Concrete in the rear will be removed and replaced with a permeable surface for a play area.

The proposed addition is approximately 281 sq. ft. and will be constructed to the south side of the building. Fencing is also proposed.

The planner provided positive and negative criteria and reviewed the necessary variances as being minimum gross floor area, parking setback, number of parking spaces, parking space size, driveway for parking to ROW, driveway width, buffer to a residential zone and fence setback.

Exhibit A-1, Colorized Site Plan, was presented to the Board.

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

Witness, Avart Patel, Licensed Professional Architect, was sworn by the Board Attorney and testified to the floor plans submitted with the plan set. A wall sign will conform with the ordinance.

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. Meth made a motion to approve the application; second by Mr. de Pierro.

Approved by all.

Application No. 23:535, Floor & Décor, 1123 Route 46, Block: 729 Lot: 7
Minor Site Plan w/C Variance for site changes and improvements.

Attorney, Howard Gensaw was present on behalf of the applicant.

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

Witness, Zachary Chaplain, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Aerial of the subject lot and surrounding area which was described.

The parking area in front of the store will be restriped and ADA spaces will be relocated closer to the storefront. A customer pick-up area is proposed at the rear of the store which will include a 2 ft. canopy. Additional, parking spaces and a propane cabinet will be located from what was originally proposed. A trash compactor and lighting are also proposed in the rear. Wall signs will be located at the entrance, rear and pick-up area.

Hours of operation will be 7:00 am-7:00 pm Monday-Friday; 8:00 am-7:00 pm Saturday and 10:00am-6:00 pm Sunday. During the week there will be 30-40 employees with 40-50 employee's weekends. 5-8 deliveries will take place overnights Monday through Friday.

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

Witness, Thomas Ricci, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-2, Signage. A 186 sq. ft. sign is proposed on the front wall. A variance is necessary for size and vertical dimension.

Exhibit A-3, Sign Plan was presented to illustrate the size.

Exhibit A-4, Rear Sign Plan was presented to illustrate location and number of signs.

Exhibit A-5, Directional Signs.

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. Meth made a motion to approve the application; second by Mr. de Pierro.

Approved by all.

Application No. 24:507, County of Morris, 500 West Hanover Avenue, Block: 7 Lot: 2
Courtesy Review to construct a storage and shelter building.

Attorney, Mark Semmero, was present on behalf of the applicant.

Witness, Scott DiGiralomo, Director of Law & Safety for the county, was sworn and testified to the storage structure to be used for equipment which is currently stored outdoors. The shelter would hold 54 people during emergencies and have cooking, sleeping and bathing facilities.

Witness Noel Musial, Licensed Professional Architect, testified to Exhibit A-1 & A-2, Colorized Floor Plans and Rendering of Elevations were presented and described for the Board.

Exhibits A-3, Colorized Second Floor Plan and A-4, Aerial of subject site were presented and described to the Board.

Witness, Christian Cuto, Licensed Professional Engineer, presented Exhibit A-5, Aerial of subject site and surrounding area illustrated and described for the Board.

Exhibit A-6, Colorized Rendering of site layout plan was also presented and described.

Motion to adjourn.