

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, MAY 20, 2024 at 7:30 P.M.**

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

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

Absent: Mayor Barberio, Mr. McGrath, , Mr. Napolitano, Mr. Shah,  
Ms. Smith, 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. 23:535, Floor & Décor, 1123 Route 46, Block: 729 Lot: 7  
Minor Site Plan w/C Variance for site changes and improvements.

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

Approved by de Pierro, Meth, Dinsmore.

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.

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

Approved by Dadheech, Meth, Dinsmore.

Agenda:

Application No. 24:506, 20-30 Lanidex Urban Renewal, LLC, 20-30 Lanidex Plaza West  
Block: 226 Lots: 3 & 3.2 Zone: ROL, Preliminary and Final Major Site Plan, Major Soil Moving  
Permit for construction of a warehouse with office space, loading docks, drive-in ramps,  
trash compactor bay and parking.

Attorney, John Inglesino was present on behalf of the applicant to construct a 140,351 sq. ft. warehouse with 5,000 sq. ft. of office space. Also proposed are 23 loading docks, two drive-in ramps, one trash compactor bay, surface parking, landscaping and other site improvements. The combined lots are approximately 10.49 acres

Exhibit A-1, Easement Agreement allowing Par-Troy Funeral Home to park on the applicant's lot.

The Board Planner reviewed the requested waivers with Mr. Meth.

Approved by all.

Witness, Danial Miola, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-2, Colorized Aerial of the existing site and surrounding area which was described for the Board.

The property contains an existing 3-story office building which will be demolished.

Exhibit A-3, Rendering of the proposed warehouse. 81 total parking spaces including ADA spaces will be located by Parsippany Road. The loading docks are proposed to the rear of the building. A 24 ft. access drive will be located around the site with a portion 30 ft. wide.

Discussion took place regarding sidewalks and the requirement of such per the redevelopment plan.

Exhibit A-4, Proposed Walls, which were described for the Board.

Exhibit A-5, Section View of Wall, was presented to illustrate the view of the warehouse from East Lake School.

A 60 ft. wide buffer with landscaping is proposed at the rear of the building. A 15 ft. high retaining wall and 15 ft. high sound wall are also proposed, both in need of a variance as the maximum height allowed is 6. Ft.

The stormwater measures were explained to the board. A pumphouse and basins are also proposed. Wetlands on the south side of the site will remain undisturbed. 147 trees are to be planted and pole & wall mounts fixtures will be installed.

The applicant will comply with the comments of the Board Planner & Engineer as well as the comments of the construction department.

The requirements of the MCPB include curbing at Parsippany Road and an onsite guardrail to the front of the building.

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

Julia Peterson, 25 Old Parsippany Road, asked about the buffering; existing trees and pumphouse.

Bill Sempier, 157 Allentown Road, asked about drainage; fuel storage and fuel spills.

Witness, Ben Mueller, Acoustical Engineer, was sworn by the Board Attorney and testified to the concerns of the Board of Education regarding East Lake School. A state sound ordinance must be and will be met

Exhibit A-6, Views of sound models in connection with the proposed application.

Exhibit A-7, Sound Models of trucks in different locations on the subject site and how the code is met.

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

Julia Peterson, 25 old Parsippany road, asked about sound mitigation.

Resident, 128 Marmora Road, asked about an existing sound barrier.

Resident, 131 Marmora, asked about the sound walls.

The application was carried to June 3, 2024.

Motion to adjourn.