

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JUNE 3, 2024 at 7:30 P.M.**

Members Present: 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: Barberio, Dadheech, de Pierro, McGrath, Mele, 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. 22:532, 180 Kingston Road LLC, 180 Kingston Road, Block: 244 Lot: 19
Minor Site Plan w/C Variance for construction of an addition.

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

Approve by Meth, Shah, Stanziale, Dinsmore

Agenda:

Application No. 23:534
NJ Manufacturers Insurance Company, 1 Sylvan Way, Block: 202 Lot: 4.1
Minor Site Plan w/C Variance to install a generator.

Ed Purcell, Attorney from Price Meese, was present on behalf of the applicant for a generator on a concrete slab on a lot with an existing 3 story office building. The parking spaces will be reduced by 5 spaces but does not affect the required number of spaces by ordinance.

The generator will be located on the southwest corner of the lot and the total number of parking spaces will be 437 where 442 is required. The set back will be 9.82 ft from the side setback; additional impervious will add 200 sq. ft. and due to the proposed bollards encroaching upon the drive aisle, the width will be reduced from 24 ft. to 22.2 ft.

Four trees are proposed to be removed but the applicant is asked to work with the Township Forester regarding replacement.

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

Witness, William Vogt, Licensed professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Aerial of subject lot which was described as being 5.76 acres.

A full access driveway and two cross access driveways exist. An existing generator will remain.

Exhibit A-2, Enlarged, colorized rendering of the generator location.

A sound wall will be constructed around the generator and will be 1 ft. taller than the generator itself. A utility room will house the transfer switch. The generator is tested every two weeks during the working week for approximately 20 minutes.

No additional lighting is proposed.

The required variances, impervious, side setback, drive aisle and wall height were testified too.

The applicant will comply with the comments of the Board Planner and Engineer.

The applicant agreed to work with board engineer regarding compact parking spaces if feasible.

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

Witness, McKinley Mertz, Licensed Professional Planner, was sworn by the Board Attorney and testified to the lot, zoning, required variances and the positive & 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. Shah made a motion to approve the application; second by Mr. Napolitano.

Approved by all.

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. **Carried from May 20, 2024.**

Application carried to June 10, 2024.

Application No. 24:503

SIG 6 Sylvan, LLC, 6 Sylvan Way, Block: 202 Lot: 1.9

Preliminary & Final Site Plan, Preliminary & Final Major Subdivision for construction of a health and fitness club; parking deck; outdoor pool; landscaping and driveway improvements on the south parcel & 280-unit, multi-family, inclusionary residential building with garage parking; amenities and site improvements on the north parcel.

Attorney, John Inglesino, was present on behalf of the applicant for redevelopment of the subject lot.

18.64 acres, vacant office building

1.091 8.93 acres

1.092 9.71 acres north lot

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

Witness, Mario Iannelli, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-2, Aerial of Existing Site; Large Scale of Site; Colorized Subdivision; Highlighted Photos, Wetlands Transition Area, Riparian Plan; Fire Lane Sketch.

The flood hazard area, wetlands, LOI reviews are pending with the DEP.

The existing site contains 749 parking spaces.

Exhibit A-3, 4-Page Landscape Plan, was presented and explained to the Board

Both access points will be an entrance and exit and a road around the Lifetime property will have an access easement. The culvert will not be disturbed.

Two pools and a waterslide are proposed.

Everything will be removed except the culvert.

The proposed garage will be five levels with 113 spaces, 11 handicapped spaces and 21 EV spaces.

7,846 plantings are proposed as are 57 light poles at the height of 16 ft.

Two monument signs are proposed. One is in a JCPL easement and in need of permission and may have to push back. Directional signs will meet the township ordinance.

Application carried to June 17, 2024.