

**SPECIAL MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, JUNE 10, 2024 at 7:30 P.M.**

Members Present: Mr. McGrath, Mr. Mele, Mr. Napolitano, 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. Daheech, Mr. de Pierro, Mr. Meth, Mr. Shah  
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:

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.

**Carried from June 3, 2024**

Attorney, John Inglesino of Inglesino Taylor Was present on behalf of the applicant for the continuation of Application 24:506.

Witness, John Cote, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A8, School to Parsippany Road Section Profile. It was explained that in order to have the proposed building's loading dock facing Parsippany Road, the building would have to be raised for the trucks to pull into the docks to unload. With the structure proposed as is, there is a greater distance between the structure and property line and school. Additionally, the sound walls will be 16 ft, not 15 ft.

Exhibit A-3, Rendering of the proposed warehouse was brought up to illustrate the position of the building, parking, sound barrier, traffic orientation and stormwater management.

Exhibit A-9, Sidewalk Exhibit, Views from different angles in the surrounding area. The photos were described and it was explained that trees would have to be removed in order to construct sidewalks.

As a condition of approval, the applicant will contact the county regarding sidewalks.

Exhibit A-10, Utility Plan, was presented to illustrate the proposed location of the pump house and water tank. Variances for two accessory structures, height of the tank and setback. The pump house will match the color scheme of the proposed building.

Exhibit A-11, Truck Circulation Exhibit, was presented and explained.

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

Home owner, 132 Marcella, asked about exhaust, the truck drivers & products.

Home owner, 106 Harrison, asked about truck size and traffic.

Nick Homyak, 26 onida, asked about the warehouse, employees, stormwater.

Home owner, 101 Marmora Road, asked about the water treatment and drone deliveries.

Sheet CT 102, from the plan set was presented to explain the water treatment.

Christine Espinoza, 131 Marmora Road, asked about the water pump & tank, curb widening, sound wall and trees.

Kalee Mackentouch, 16 Allentown, asked the distance between the school & proposed structure.

Julia Peterson, 25 old Parsippany road, asked about sidewalks.

Irena Clam, 129 Marmora Road asked about the sound wall.

Property owner, 51 Allentown Road, asked about sidewalks, truck back up alert noise and the sound wall,

Witness, Kyle Ferrier, Licensed Professional Architect, was sworn by the Board Attorney and presented Exhibit A-12, Floor Plan, which was described as 140,000 sq. ft. with 5,000 ft. office space.

Exhibit A-13, Elevations, were described. The building color will be two tone grey. The roof will be flat which can accommodate future solar installation, rooftop equipment will not be located at the edge of the structure and the height of the building will be 44 ft. tall.

Exhibit A-14, Rendering of building, was described for the Board.

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

Julia Peterson, 25 Old Parsippany Road asked about the building color and egress doors.

Property owner, 180 Flemington Drive asked about the building color.

Property owner, 29 Allentown Road, asked about the elevations.

Witness, Allan Lothian, Licensed Professional Engineer, was sworn by the Board Engineer and spoke briefly in regard to the sidewalks, trucks, turning radius and trip generation.

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

Property owner, 132 Marcella Road about truck traffic.

Property owner, 29 Allentown Road asked what time the traffic study took place.

Property owner, 34 Allentown Road asked about truck driver taking short cuts through side roads.

The application was carried to July 8, 2024 without further notice and with required extensions.