

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JUNE 17, 2024 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Mr. de Pierro, Mr. McGrath, Mr. Mele, Mr. Meth,
Mr. Stanziale, Chairman Dinsmore

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

Absent: Mr. Napolitano, 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:

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.

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

Approved by Meth, Stanziale, Dinsmore

Other Business:

Sidewalk Ordinance

Mr. Meth made a motion to forward the ordinance to town council; second by Mr. Stanziale.

Approved by all.

Agenda:

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.
Carried from June 3, 2024

John Inglesino, Attorney from Inglesino Taylor was present on behalf of the applicant.

Witness, Mario Ienelli, previously sworn, testified about the board concerns regarding sidewalks

Exhibit A-5 & A-6, Sidewalk Exhibits, was presented and described. The applicant worked with the DEP to come up with a plan to construct sidewalks in a fashion to not affect the culvert.

Condition of approval will be to escrow funds to construct the sidewalk.

Exhibit A-4, Title & Deed.

6 Sylvan owns the baseball field subject to an easement to the Township.

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

Witness, Andrew Vischio, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the traffic study. Proposed is 750 surface parking spaces. The site can be accessed from all directions and site circulation will be supported by three drive isles. It is felt that the office building would generate more trips than the proposed use. Weekday morning peak hours are from 7am-9am with the evening 4pm-6pm.

Deliveries for the residentials will be limited to UPS, Amazon and USPS and will have designated parking.

The health club will include food and miscellaneous supplies and will be delivered twice a week, likely by box truck either morning or afternoon, but not during peak hours. Chlorine trucks to clean the pool will take place 1-2 times per week.

The health club proposes 506 parking spaces whereas 410 is required.

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

Allyson Coogan, 4 Faber Road, asked about moving trucks and the BOE bus stop.

As a condition of approval, the applicant will coordinate with the board of education.

Witness, Luce Rosabo, Licensed Professional Architect, was sworn by the Board Attorney and presented Exhibit A-7, Perspective Rendering of the residential structure.

Exhibit A-8, Residential Floor Plan.

Exhibit A-9, Ground Floor Plan.

Exhibit A-10, Building Sectioning.

Exhibit A-11, Building Elevations.

Exhibit A-12, Material Board.

Exhibit A-13, Signage Exhibit.

All exhibits were described for the board.

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

Witness, Thomas Carman, Licensed Professional Landscape Architect, was sworn by the Board Attorney and presented A-11 & A-12, Landscape Plans and gave an overview of the landscaping.

25 different plantings are proposed.

The west court yard includes a paver path. Tenants will be able to BBQ and some units have private patios.

The ground covers are evergreens and turf cut down on weekly maintenance.

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

Witness, Ron Ladell, Vice President for Avalon, Inc. was sworn by the Board Attorney and testified to the number of elevators proposed in the residential structure.

Trash and recycling are brought to a chute.

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

Application carried to July 15, special meeting.

Motion to adjourn.