

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JULY 15, 2024 at 7:30 P.M.**

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

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

Absent: 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:

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 17, 2024

Attorney, John Inglesino of Inglesino & Taylor, was present on behalf of the continuation of Sig 6 Sylvan application.

A letter was read into record regarding that due to accommodating electrical meters, utilities and storage, two proposed 1 bedroom & den units are being converted into studio units. The same number of units remain with this change.

Witness, Mr. Iianoli, previously sworn, testified to revised plans regarding sidewalks, elimination of 20 surface parking stalls by the Lifetime Fitness building and addition of 9 spaces in the parking garage.

Wetlands approval is to be submitted as a condition.

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

Witness, Matthew Brinza, Licensed Professional Architect, was sworn by the Board Attorney and testified on behalf of Lifetime Fitness.

The façade will consist of stone, brick and metal panels. Three building signs 148 sq. ft. each. Three canopies and signs.

The 1st floor will include an in-house café, lounge, shop selling lifetime merchandise. Spa, and locker rooms. Also proposed is a Kid academy, with outdoor play area.

The second floor will consist of group fitness rooms, workout machines and pickleball courts. Also proposed is an outdoor pool deck containing two pools.

The building at its tallest height will be 48.8 ft. and HVAC will be screen by parapets.

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

Witness, Ashley Sikora, Lifetime Fitness Representative, was sworn by the Board Attorney and testified that membership can reach 5,000 members. It is expected that 2,000 members will visit the site each day.

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

Witness, Mr. Wasti, Licensed Professional Architect, was sworn by the Board Attorney and testified to the façade of the Lifetime Fitness parking garage.

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

Witness, Kate Keller, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and 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.

30,500 cy of fill will be moved on site. Route of travel will be from Sylvan Way to 10 Route to Route 287 and will be perform within the hours per ordinance.

Mr. Inglesino summed his case.

Mr. Mele made a motion to approve the application subject to the ballfield be protected from development; escrow funds will be deposited for the installation of sidewalks along Sylvan; the existing path to the ballfield will be maintained; coordinate with police and the board of education for school bus pick up, signage for the chlorine drop-off and compact car spaces. Second by Mr. Shah.

Approved by all.

Motion to adjourn.