

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, AUGUST 5, 2024 at 7:30 P.M.**

Members Present: Mr. de Pierro, Mr. McGrath, Mr. Meth, Mr. Shah,
Ms. Smith, 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. Dadheech, Mr. Mele, Mr. Napolitano

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. 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.

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

Approved by de Pierro McGrath, Meth, Shah, Stanizale, Dimsmore

Application 24:514, WH Holdings, 5 Wood Hollow Road, Block: 736 Lot: 4
Soil Moving Permit.

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

Approved by de Pierro, Shah, Stanziale, Dinsmore

Agenda:

Application No. 24:509, Paul Miller, 220-250 Route 46, Block: 693 Lot: 12.01

Minor Site Plan to install a security gate.

Attorney, Joseph O'Neill of Garofalo & O'Neill, was present on behalf of the applicant for the installation of a security gate.

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

Witness, Patrick McClellan, sworn by the Board Attorney and presented Exhibit A-1. Five gates are proposed due to security on the property. Safety issues have presented itself due to construction work on the roadway and the applicant would like to prevent traffic from cutting through their property. The gates will be located to the east & west sides of the property with extra fencing which will be 4 ft. in height. There will be no loss of parking.

No presence of public.

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

Approved by all,

Master Plan Consistency Review
Ordinance 2024:14 Amending Zoning Chapter 430-153 Accessory Uses.

The Board Planner reviewed and explained the intent of Ordinance 2024:14 for the Board with Mr. de Pierro making a motion to deem the ordinance not inconsistent with the master plan; second by Mr. Shah.

Approved by all.

Application No. 24:512, S/K 3 Century Associates, LLC, 3 Century Drive, Block: 202
Lot: 1.7 Zone: ROL, Soil Moving Permit.

Attorney, Keith Loughlin from Inglesino & Taylor, was present on behalf of a major soil moving permit for a previously approved site plan application.

Witness, Robert Moschello, Licensed Professional Engineer, was sworn by the Board Attorney and testified that 15,000 cy is proposed to be moved with 400 cy of crushed material to be exported from the site.

The applicant will comply with the memo of the Township Engineer and Township Ordinance.

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. Stanziale made a motion to approve the soil move; second by Mr. Shah.

Approved by all.

Application 24:523, Nevil Rana, 295 Atlantic Drive, Block: 205 Lot: 4 Zone: R-3
Major Soil Moving Permit.

Sammy Abouzid, Licensed Professional Engineer, was sworn by the Board Attorney and testified that 150 cy of soil was moved. As a result, water is draining toward the lot behind the subject lot. A new drain will be installed on the neighboring lot, which will lead to the street.

Witness, Adula Bouzaiton, Assistant Engineer, was sworn by the Board Attorney and testified to the reason why only two of four sheets were submitted.

Property owner, Nevil Rana, testified to where the soil came from.

As a condition, the applicant must provide certification to the township engineer that the soil brought in is clean, otherwise must have the soil tested for contaminants.

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

Property owner of 185 Fieldcrest, asked about the grading affecting his property.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Doug Carter, 195 Fieldcrest, sworn by the Board Attorney, spoke about the situation he is dealing with regarding the soil move and flooding and would like to work with the applicant.

Ms. Rana, 295 Atlantic, stated that she has concerns about testing the soil due to the cost.

Mr. Meth made a motion to approve the soil moving permit; second by Mr. Shah.

Approved by all.

Motion to adjourn.