

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, SEPTEMBER 9, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Meth, Mr. Shah

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. 24:512, S/K 3 Century Associates, LLC, 3 Century Drive, Block: 202  
Lot: 1.7 Zone: ROL, Soil Moving Permit.

Mr. Stanziale made a motion to approve the Resolution; second by Ms. Smith.

Approved by de Pierro, McGrath, Smith Stanziale, Dinsmore.

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

Mr. Stanziale made a motion to approve the Resolution; second by Ms. Smith.

Approved by de Pierro, McGrath, Smith Stanziale, Dinsmore.

Application No. 24:509, Paul Miller, 220-250 Route 46, Block: 693 Lot: 12.01  
Minor Site Plan to install a security gate.

Mr. Stanziale made a motion to approve the Resolution; second by Ms. Smith.

Approved by de Pierro, McGrath, Smith Stanziale, Dinsmore.

Agenda:

Application No. 24:516

AvalonBay Communities, Inc

2 Campus Drive, Block: 202 Lot: 3.20

4 Campus Drive, Block: 202 Lot: 3.2

1633 Littleton Drive, Block: 202 Lot: 3.1

Amended Preliminary and Final Major Site Plan to relocate units, remove patio doors, remove screens and gates, & parking.

Attorney, John Inglesino of Inglesino Taylor was present on behalf of the applicant for amendments to a previously approved Preliminary and Final Major Site Plan. The modifications include interior room changes; main entrance located from the west facing wall to the south facing wall; changes to the courtyard areas including elimination of the pool; addition of a dog run area; elimination of the southerly loading area and modification to the northerly loading area; relocate accessible parking spaces and drainage system changes.

Additionally, four supportive housing units will relocate from 2 Campus Drive to 3 Campus Drive; relocation of 4 affordable housing units from 3 Campus Drive to 2 Campus Drive; elimination of two patio doors from 2 ground floor units; elimination of a screen and gates to the electrical meter alcoves and total parking spaces.

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

Witness, Craig Hermann, Licensed Professional Engineer, was sworn by the Board Attorney and presented exhibit A-1, Aerial of subject sites and surrounding areas, which was described for the Board.

The change in parking was discussed and complies with the regulations through shared parking with 4 Campus Drive.

An emergency generator will be relocated from the easterly corner of the site to the easterly corner of the parking lot near the rear property line.

The reason for the removal of the patio doors is that there is no patio outside the two units.

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

Witness, Luse Rosado, Licensed Professional Architect, was sworn by the Board Attorney testified to the unit reallocation.

The screen and gates were eliminated from the electrical meter alcove as required by the utility company.

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

Witness, Tom Carman, Licensed Professional Landscape Architect, was sworn by the Board Attorney and presented Exhibit A-2, Landscape Rendering, to illustrate the minor landscape changes made around the area of the sign, entrance and the pump station.

The applicant agreed to construct sidewalks as a condition, once a sidewalk ordinance is created.

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. Dadheech made a motion to approve the application; second by Mayor Barberio.

Approved by all.

Application No. 24:515

AvalonBay Communities Inc.

1 Campus Drive, Block: 202 Lot: 3.7

3 Campus Drive, Block: 202 Lot: 3.12

7 Campus Drive, Block: 202 Lot: 3.8

Amended Preliminary and Final Major Site Plan to relocate unit types; utility room; light poles & plantings, remove screens and gates & parking.

Attorney, John Inglesino of Inglesino Taylor was present on behalf of the applicant for amendments to a previously approved Preliminary and Final Major Site Plan. The modifications include the relocation of four supportive housing units from 2 Campus Drive to 3 Campus Drive; relocation of four affordable housing units from 3 Campus Drive to 2 Campus Drive; relocation of the water utility room under the east side of the building; removal of screens and gates to the electrical meter alcoves; three light poles relocated from 7 Campus Drive to 3 Campus Drive; parking islands to include plantings and modified total number of parking spaces.

The parking changes are due the reallocated units and comply with the regulations.

Discussion took place regarding the need for sidewalks as the property is being converted from office to residential use.

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

Witness, Luse Rosado, Licensed Professional Architect, was sworn by the Board Attorney testified to the unit reallocation.

The screen and gates were eliminated from the electrical meter alcove as required by the utility company.

The location of the water utility room was described for the Board.

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

Witness, Tom Carman, Licensed Professional Landscape Architect, was sworn by the Board Attorney and Presented Exhibit A-3 Rendered Landscape Plan to show the minor changes of the lighting into islands with planting.

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.

The applicant agreed to construct sidewalks as a condition once a sidewalk ordinance is created.

Mr. Mele made a motion to approve the application; second by Mr. Dadheech.

Approved by all.

Motion to adjourn.