

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

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

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

Absent: Mr. McGrath, Mr. Stanziale

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. 24:522, The District at 1515 Urban Renewal, LLC

1515 Route 10, Block: 200 Lots: 1.4, 1.05 & 1.06

Preliminary and Final Major Site Plan w/ C Variance for two permanent outdoor dining structures and signage.

Attorney, Nicole Magdziak of Day Pitney was present on behalf of the applicant for the construction of a permanent outdoor dining area with canopy for two restaurants, as well as permanent outdoor dining for other areas where devices have been installed to slow traffic that is shared space between pedestrian and vehicle traffic. Additionally, proposed is an outdoor loudspeaker; additional wall signage on Building C; and permanent outdoor café.

There was discussion regarding the applicants pending tax appeal, though all taxes have been paid and are current.

The Board Planner reviewed the requested waiver with Mr. Mele making a motion to approve.

Witness, Eric Schwarz, Licensed Professional Engineer, was sworn by the Board Attorney and testified by giving a brief overview of the application using Exhibit A-1, Aerial of subject property and Exhibit A-2, Overall Site Plan from plan set.

Exhibit A-3, Woonerf, shared space between buildings B & C.

Exhibit A-4, Outdoor Dining Plan 2021 & Exhibit A-5, Outdoor Dining Plan 2024 were presented to illustrate the woonerf originally approved in 2021 vs the current proposed. This space is 43,219 sq. ft.

Exhibit A-6, Bulk Requirements, was presented for comparison of the previous and proposed applications.

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

Witness, Keith Peacock, Licensed Professional Architect, was sworn by the Board Attorney and presented Exhibit A-7, Ground Floor Plan. Discussed was EV charging spaces which will be located in the garage as well as outside. Additionally, utility changes were made to the plan.

Exhibit A-8, Elevations, was presented and described. There was little change from the original application.

Exhibit A-9, Signage, was presented to illustrate the proposed signs.

Exhibits A-10 & A-11, Rendering of the Woonerf area from different views, which was described for the Board.

Exhibit A-12, Rendering of the site from Route 10.

Exhibit A-13, Rendering of woonerf during evening hours.

Exhibit A-14, Rendering of Building B to illustrate the façade.

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

Witness, Alan Lothian, Licensed Professional Traffic Engineer, was sworn by the Board Attorney and discussed the shared parking, DOT approvals and trip generation.

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

Witness, Mark Pottschmidt, Applicant Representative, was sworn by the Board Attorney and spoke of restaurant hours. Some of the hours will depend on the type of restaurant but they are looking to have a variety of hours to promote pedestrian traffic.

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

Witness, Greg Woodruff, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria as well as the requested variances.

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.

Application carried to October 21, 2024 to give the applicant time to work out the tax appeal detail.

Motion to adjourn.