

**SPECIAL MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, OCTOBER 9, 2024 at 6:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Mazarella, Peddi,  
Mr. Quinn, Mr. Reddy, Mr. Willans, Ms. Gragnani

Also Present: John T. Chadwick, IV Board Planner  
Thomas Lemanowicz, Board Engineer  
William Johnson, Board Attorney

Absent:

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 open to the General Public.

**AGENDA**

Application 23:10, Klein Outdoor Advertising, LLC, 99 Fanny Road, Block: 449 Lot: 1 Zone: SED-3, Site Plan w/ C/D variances to construct a billboard.

**Carried from September 25, 2024**

Attorney, Joseph O'Neill of Garofalo & O'Neill, was present on behalf of the applicant.

Witness, William Vogt, Licensed Professional Engineer was sworn by the Board Attorney and present Exhibit A-10, Aerial view of property with billboard superimposed in the center to show the degree of viewing angle. At the proposed angle of 30%, the message cannot be seen.

Exhibit A-11, Aerial view with measurement from the billboard to the nearest residential lot.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Joskowitz made a motion to approve the application; second by Mr. Reddy.

Approve by all.

Application 24:60, Cologix, 200 Webro Road, Block: 737 Lot: 2 Zone: SED-5A  
Minor Site Plan w/ D Variance for fuel storage capacity, paving & striping.

**Carried from September 25, 2024**

Attorney, Joseph O'Neill of Garofalo & O'Neill, was present on behalf of the applicant.

Witness, John Jacobs, Licensed Professional Architect, was sworn by the Board Attorney and testified that the facility is a data center and should there be an electrical failure, a generator is necessary. The diesel fuel storage tanks would be internal to the building and double walled. The exhaust is directed up and outward. A fire suppression system is located in the tank storage room. The generators are tested once a month during daytime hours for a half hour.

The proposed Six generators that will hold an additional 36,000 gallons of additional fuel.

Chairwoman Gragnani opened the floor to the public to ask.

Witness, Joseph Yannucci, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the transformers to be located outside.

Four parking spaces will be eliminated to offset the new impervious coverage.

13 parking spaces are required and 92 spaces exist today.

Chairwoman Gragnani opened the floor to the public to ask.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Joskowitz made a motion to approve the resolution; second by Mr. Reddy.

Approved by all.

Closed Session: Danny Realty was to be heard this evening for whispering woods settlement.

Due to a notice issue, the application was carried to a special meeting December 4, 2024 at 7:00 pm.

The Board came back into open session.

Motion to adjourn.