

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, OCTOBER 21, 2024 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Mr. de Pierro, Mr. McGrath,
Mr. Meth, Mr. Napolitano, 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: Mr. Mele

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. 24:516

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.

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

Mr. Dadheech made a motion to approve the resolution; second by Barberio.

Approved by all.

Agenda:

CLOSED SESSION:

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township of Parsippany-Troy Hills Planning Board is of the opinion that such circumstances presently exist; and

WHEREAS, the Township of Parsippany-Troy Hills Planning Board wishes to discuss: Attorney/Client Privilege regarding Potential Litigation Matters and

AND, WHEREAS, minutes will be kept, and once the matter involving the confidentiality of the above no longer requires confidentiality, the minutes can be made public.

NOW, THEREFORE BE IT RESOLVED by the Township of Parsippany-Troy Hills Planning Board that the public be excluded from this meeting.

The Board went into closed session and reconvened with roll call.

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. **Carried from October 7, 2024**

Attorney, Nicole Magdziak of Day Pitney was present on behalf of the applicant to continue the application after the concerns of the Board were addressed.

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 Mr. Shah.

Approved by Barberio, Dadheech, de Pierro, Meth, Napolitano, Shah, Smith Dinsmore.

Application No. 24:511
Milagros, 3835 Route 46, Block: 136 Lot: 66.03

Minor Site Plan w/ C Variance to legalize an addition, building mounted lighting and a container storage.

Attorney, Keith Loughlin of Inglesino Taylor, was present on behalf of the applicant for amended site plan approval.

The 2.2 acre property is located at the corner of Route 46 and Lackawanna Avenue. The applicant is looking to legalize an addition of an open pergola attached to the restaurant, a storage container and lighting.

A 78.1 ft. front yard setback from Lackawanna Avenue and 2.3 ft. setback from the drive aisle to the building are being requested,

The parking lot will be restriped and all comments from the Board Professionals will be met.

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

Witness, Joseph Donato, Licensed Professional Architect, was sworn by the Board Attorney and presented plan sheets A-1 (floor Plan) & A-2 (elevations) which were submitted with the application. 280 seats.

The enclosure is accessed from inside the existing restaurant and from the outside. 32 seats are proposed. The enclosure is 1,140 sq. ft., one story and is screened.

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

Witness, Ken Dykstra, Licensed Professional Planner & Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Site Plan.

The property is a lot with 3 front yards. The building and impervious coverage are below the maximum allowed.

The storage container is used for storage of the tables & chairs and is located over one parking space.

A fence will be construction around the storage container and will also need a variance.

The requested variances were reviewed for the Board.

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

Approved by all.

Motion to adjourn.