

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, NOVEMBER 18, 2024 at 7:30 P.M.**

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

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. 24:513

Nakul Kasadwala, 19 & 21 Lincoln Avenue, Block: 608 Lot: 12 & 13

Minor subdivision for lot merger.

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

Approved.

169 Lackawanna Avenue, Block: 136 Lot: 33

AIN Recommendation.

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

Approved.

Meeting Calendar:

Approval of 2025 Meeting Calendar

Approved.

Agenda:

Application No. 24:526, Marotta Controls, Inc., 20 Waterview Boulevard, Block: 421
Lot: 29.01, Preliminary & Final Major Site Plan w/ C Variance to construct an addition to the
existing loading zone.

Attorney, John Inglesino of Inglesino Taylor was present on behalf of the applicant to
construct an enclosed loading dock at the east end of the building. The lot contains an
existing four-story office building with surface parking. Minor site work is proposed to aid in
one-way truck circulation. Sidewalks will be extended along Waterview Boulevard. Two
retaining walls, concrete pad and grading are also proposed. Additionally, 16 EV charging
stations are proposed. Parking spaces will be reduced by nine due to the proposed.

An existing 64.1 ft. loading dock will be replaced with a 195.6 dock with additional lighting.
The impervious coverage exists at 50.99% but will increase to 51.13 % with the proposed.

Six trees will be removed and 35 will be planted. Swells will be repaired and a drywell is
proposed. Route of travel for the soil move will be from Waterview Boulevard to either
Routes 46 or 287.

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

Witness, Thomas Marotta, Co-owner, was sworn by the Board Attorney and testified to the
operations of the company.

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

Witness, Brad Bohler, Licensed Professionals Engineer, was sworn by the Board Attorney
and presented Exhibits A-1, Aerial of the subject sit and surrounding area; A-2, Colorized
Overall Site Plan and A-3, Site Plan with right of way sidewalk improvements inset view.

Each exhibit was described for the Board.

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

Witness, William Kimmerle, Licensed Professional Architect, was sworn by the Board
Attorney and presented Exhibits A-4, Loading Dock Plan; A-5, Colorized Existing Conditions;
A-6, Colorized Existing Conditions & A-7, Chiller Sound Level Analysis.

Each were described for the Board.

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

Witness, Alex McClean, Licensed Professional Planner, was sworn by the Board attorney and
testified to the positive and negative criteria and reviewed the requested variances as being
minimum loading zone size, impervious coverage & existing non-conformities.

Exhibit A-8, Aerial of subject site looking Northeast, Northwest, Southeast & South. Each sheet was described 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. Dadheech made a motion to approve the application; second by Mr. de Pierro.

Approved.

Application No. 24:510, Knoll Manor Associates, North Beverwyck Road, Block: 497 Lot: 2, Minor Site Plan w/ C Variance for a maintenance yard.

Attorney, Mark Rothberg, was present on behalf of the applicant.

Witness, Mike Dipple, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the existing conditions, site plan & property owner list.

Exhibit A-1, Aerial of subject site and surrounding area was presented and described for the Board.

The maintenance yard stores a back hoe and masonry equipment used to make repairs to the site and the dumpsters are used for materials after renovating units. A variance is necessary for a fence height. During the winter months, snow removal equipment will be stored for use. Appliances are stored for a day or two until they are picked up.

Broken dumpsters will be removed.

The witness testified that the owner will straighten up, organize the maintenance yard and install a concrete pad for the dumpsters.

The applicant agreed to pull back the maintenance yard from Knoll Road and plant a buffer of evergreens.

Exhibit A-2, Revised Plan of Maintenance Yard was present and described for the Board.

The application was carried to January 13, 2025 with notice to give the applicant time to present revised plans.

Motion to adjourn.