

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, DECEMBER 2, 2024 at 7:30 P.M.**

Members Present: Mr. Dadheech, Mr. de Pierro, Mr. Mele, 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: Mayor Barberio, Mr. McGrath, Mr. Meth, 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. 24:529, T Mobile, 1269 Route 46, Block: 729 Lots: 6.01 Zone: O-3
Minor Site Plan w/ 'C' Variance to construct a temporary monopole with antennas and electric service.

Jennifer Knarich, Attorney from Price Meese, was present on behalf of the applicant for approval of a temporary monopole in a location not previously approved on the subject lot.

The property was previously approved for construction of a sports entertainment venue however, one of the existing buildings to be demolished contains rooftop T Mobile communications equipment.

The newly proposed location is at the southwest corner of the property and will require variances for height, front and side yard setbacks, number of parking spaces and size of drive aisle.

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

Witness, Daniel Czech, Licensed Professional Engineer, was sworn by the Board Attorney and testified about frequency limits.

Exhibit A-1 Econ Report.

Exhibit A-2, T Mobile existing coverage map was presented and described.

Exhibit A-3, T Mobile coverage map without the communications equipment was presented and described.

Exhibit A-4, T Mobile coverage map with the temporary equipment was presented and described.

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

Witness Joshua Cottrell, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the current conditions of the subject site, the approved site plan with the proposed constructed sports venue with the addition of the temporary monopole and the construction of the monopole. Maintenance of the equipment is performed every 4-6 weeks.

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

Witness, Matthew Flynn, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-5, Photos of existing conditions and photo simulation with the proposed installation. Each sheet presents a view from different locations.

The positive and negative criteria were presented and the necessary variances reviewed.

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

Approved by all.

Motion to adjourn.