

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, DECEMBER 16, 2024 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Mr. de Pierro, Mr. McGrath,
Mr. Shah, Chairman Dinsmore

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

Absent: Mele, Meth, Napolitano, Smith, Stanizale

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. 24:526, 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.

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

Approved

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.

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

Approved.

Agenda:

Application No. 24:521, AR at Parsippany Urban Renewal, LLC, 249 Pomeroy Road,
Block: 737 Lot: 3, Preliminary and Final Major Site Plan w/C Variance to construct a warehouse with loading docks, trailer parking spaces, surface parking & landscaping.

Attorney, John Inglesino of Inglesino Taylor was present on behalf of the applicant to construct a 109,650 sq. ft. warehouse with loading areas, surface parking and surface stormwater management facility along with parking lot and other site improvements.

Necessary variances include wall height, tiered retaining walls with landscaping and driveway width.

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

Witness, Bryan Ehnes, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibits A-1, Aerial of subject lot and surrounding area and A-2 Colorized Site Layout Plan.

The subject site is approximately 7.67 acres with an existing structure. The property is irregularly shaped with 900 ft. of frontage and the 50 ft. ROW proposed to be widened. Wetlands nor a wetlands transition area exist on the property though steep slopes will require soil movement of 7,548 cy.

Proposed along the frontage is a sidewalk and ADA access to both sides of the building.

Impervious and building coverage will conform. Driveways on both sides of the lot will be full access for both cars and trucks.

53 parking spaces are proposed, five being ADA spaces plus two EV spaces. Trash and recycling will be handled by private hauler.

The applicant agreed to comply with the conditions of the Board Engineer and DEP.

Signage proposed is one wall and one freestanding sign.

Landscaping will include plantings and meet township requirements. A portion of the lot will be replaced with grass.

Lighting will include wall and pole mounted lights and will comply with township code.

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

Witness, John Corak, Licensed Professional Traffic Engineer, was sworn by the Board Attorney and testified to trip generation. Morning and evening peak hours consist of mainly passenger vehicle traffic however, 33 trucks are expected for daily operations. Traffic access will be left in and right out due to a dead end. A 30 ft. wide drive aisle will be widened to 70 ft. for truck turning.

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

Witness, Chuck Dietz, Licensed Professional Architect, was sworn by the Board Attorney and presented Exhibits A-3, Colorized Rendering of the Warehouse & A-4, Roof Plan.

The rendering illustrates office windows at the north side of the structure and decorative features along the wall that do not contain windows. The façade will be earth tones.

Office space is proposed at 3,740 sq. ft.

Heat and fresh air will be provided, but not air conditioning.

The roof plan illustrates the heating and exhaust units. Down spouts will tie into the stormwater management system.

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

Witness, John McDonough, Licensed Professional Planner, was sworn the Board Attorney presented Exhibit A-5, 2 Sheets, Aerial Views of the subject site and surrounding area.

The positive and negative criteria as well as the requested variances were provided.

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. Shah.

Approved.

Motion to adjourn.