

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, JANUARY 13, 2025 at 7:30 P.M.**

Members Present: Mr. Dadheech, Mr. de Pierro, Ms. Hernandez, Mr. Mele,  
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. 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.

Correspondence:

Correspondence received from Lawrence Calli of Calli Law requesting Application 24:524, 30 Holmdel Road, Block: 338 Lot: 10 be carried to February 10, 2025 without further notice and with the grant of an extension of time through February 28, 2025.

Approved.

Resolution:

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.

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

Approved.

Agenda:

Application No. 25:501, Parsippany Soccer Club, 367 Reynolds Avenue, Block: 753 Lot: 65, Courtesy Review a temporary structure, parking and fence.

Witness, Robert Birth, President of Parsippany Soccer Club, was sworn by the Board Attorney and testified to the proposed as a structure, fencing and gravel parking lot. Six trees will be removed for the structure, five trees will likely be removed for the fence.

There are 80-90 existing paved parking spaces with five handicapped spaces.

Circulation will be one-way and stop & directional signs are to be added.

The applicant was directed to speak with the Township Engineer regarding stormwater management.

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. de Pierro made a motion deeming the application consistent with the master plan; second by Mr. Meth.

Approved.

Application No. 24:530, Anand & Rupal Shah, 14 Puddingstone Road, Block: 8 Lot: 3 Zone: R-1, Major Soil Moving Permit.

Witness, Anand Shah, was sworn by the Board Attorney and testified that the soil move is for the installation of a pool.

The soil move will take place during hours approved by ordinance.

12 truck loads will be moved and will take place between 9:30 am-2:30 pm. The route of travel will be from the local roads to Route 10 to New York.

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.

Arnold German, 10 Puddingstone Road, was sworn by the Board Attorney and spoke in support of the application.

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

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.

**Carried from November 18, 2024**

Attorney, Mark Rosenberg, from the Wilf Law Firm, was present on behalf of the applicant who presented revised plans.

Witness, Mike Dipple, Licensed Professional Engineer, previously sworn, reviewed the revised plan sheets for the Board. The property has been cleaned up though a pile of stone and four dumpsters will remain. Discussion has taken place with the neighbors. Six dumpsters are proposed and will be stored on the south end of the maintenance area. The north end will continue to be used as a masonry area and store equipment. Stock pile materials will be organized and a staging area for old appliances will be located near a gate until they are picked up.

Exhibit A-3, Colorized Site and Landscaping Plan, was presented and described.

The site will be re-graded with the addition of a small retaining wall with a maximum height of 3 ft.; an inlet will be installed for drainage; a wooden fence and trees are also proposed.

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

The applicant requested to carry the application to March 3, 2025 to incorporate the latest review suggestion.

Application No. 24:524, Ashutosh Desai, 30 Holmdel Road, Block: 338 Lot: 10  
Minor Subdivision w/ C Variance & Soil Moving Permit for a two-lot subdivision.  
**Carried from January 6, 2025**

3081 Route 46, Block: 411 Lot: 3.1  
Preliminary Investigation to determine an AINR.

Mr. de Pierro made a motion to authorize the Board Planner undertake a study of the subject property; second by Ms. Hernandez.

Motion to adjourn.