

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, FEBRUARY 3, 2025 at 7:30 P.M.**

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

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.

Ms. Smith and Mr. Napolitano were sworn in as Board Members.

Resolution:

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

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

Approved.

Agenda:

Application No. 24:532, Damodar Mahajan. 470 Troy Road, Block: 733.01 Lot: 15.02 Zone: R-2, Major Soil Moving Permit.

Property owner Damodar Mahajan was sworn by the Board Attorney and testified that he is in need of a soil moving permit for construction of a new home.

28 truckloads are anticipated over a two day period for approximately 15 loads per day over a period of two days with 14 truckloads per day. Soil not used for backfill will be moved off site. The route will be the shortest distance necessary on local roads. Hours of truck movement will be 9am-2pm.

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

Approved.

Application No. 24:528, B10 Hilton Court Owner, LLC, 2 Hilton Court, Block: 202 Lot: 3.10
Minor Site Plan to modify building height; removal of drive ramp; relocation of parking
spaces and setback improvement.

Steve Tombalikian, Attorney from Weiner Law Group was present on behalf of the applicant
amendments to a previously approved application that is under new ownership.

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

Exhibit A-1, Previously Approved Application & Exhibit A-2, New Application, were
presented to the Board with the differences described.

Witness, Lois Reyes, Licensed Professional Engineer, was sworn by the Board Attorney and
testified to the previously approved project.

The new application merges the two office spaces into one and the height of the building
will be lowered from 44.7 ft. to 40.8 ft. The new application eliminates the loading ramps
from two to one and the ADA and EV spaces will be relocated. The previously requested
and approved soil moving permit will remain unchanged. Fencing height around the
detention basin will conform with the ordinance. There will be a need for a front yard
setback variance.

The applicant agreed to comply with the Board Professionals and Town Department.

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

Witness, Matt Flynn, Licensed Professional Planner, was sworn by the Board Planner and
presented Exhibit A-3, 4 Sheets of Aerial Photos of the subject site and surrounding area.

The requested front yard variance was reviewed and the positive and negative criteria were
presented.

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. Mele.

Motion to adjourn.