

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, FEBRUARY 10, 2025 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. de Pierro, Ms. Hernandez, Mr. Mele,
Mr. Meth, Mr. Napolitano, Mr. Shah, Chairman Dinsmore

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

Absent: Mr. Dadheech, Mr. Mele, Ms. Smith, 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.

Correspondence:

Correspondence received from Lawrence Calli of Calli Law requesting Application 24:524, 30 Holmdel Road, Block: 338 Lot: 10, be carried to April 7, 2025 without further notice and with the grant of an extension of time for the board to make decision on the case through April 30, 2025.

Approved.

Resolution:

Agenda:

Application 25:504, Celal Andican, 7 Puddingstone Road, Block: 9 Lot: 9 Zone: R-1 Major Soil Moving Permit.

Property owner, Celal Andican, was sworn by the Board Attorney and testified that the site work is complete and the soil moving permit is necessary to have the CO issued.

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

Carmen DePasquale, 9 Puddingstone Road, spoke of water runoff that affect residents across the street that is not due to the applicant's construction, but from several properties on the opposite side of the street.

Tony Damato, 6 Puddingstone Road, spoke about water issues.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Mr. Meth made a motion to recommend the soil move to be approved; second by Mayor Barberio.

Approved.

Application No. 24:531, PSIP Saxum, 7 Campus Drive, Block: 202 Lot: 3.08
Amended Preliminary and Final Major Site Plan, Major Soil Moving Permit to construct a warehouse with loading docks, trailer parking spaces, surface parking facilities & landscaping.

Attorney, John Inglesino, was present on behalf of the applicant.

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

Exhibit A-1, Letter from Tax Assessor regarding the correct Lot number.

Witness, Alex Lomei, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-2, Aerial of subject lot and surrounding area to describe existing conditions.

The subject property is 10.02 acres and contains an existing structure over a parking garage along with associated surface parking. Also existing are two access points into the lot. The structure will be replaced with a 128,150 sq. ft. warehouse with office space and surface parking.

Exhibit A-3, Colorized Site Plan, was presented.

A detention basin is proposed on the west side of the structure along with the reuse of an extension basin.

A landscaped median will be reconfigured at Campus Drive to allow for a dedicated left turn lane into the property.

A 6 ft. fence is proposed on top of a 5 ft. high wall and will be located between the storage area and detention basin.

A new sidewalk is proposed along Campus Drive.

23 loading docks with loading ramps as well as seven trailer truck parking spaces will be constructed. The loading docks will be 20 ft. wide and 60 ft. in length. 123 parking spaces are also proposed along with ADA and EV spaces.

Stormwater runoff will not change from the existing and impervious coverage will be reduced by 4,315 sq. ft.

18 light poles with shields will be installed as well as 9 wall mounted lights.

181 trees, 182 shrubs, plantings and a landscape screening fence are proposed.

Two wall signs 150 sq. ft. in area, as well as two monuments signs will be constructed and comply with the redevelopment plan.

The applicant will comply with the comments and recommendations of the Board Engineer and the soil move memo from the Township Engineer.

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

Witness, Lauren Newgard, Licensed in Environmental Science, was sworn by the Board Attorney and testified to the onsite wetlands.

Exhibit A-4, Existing Detention Basin, was presented.

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

Witness, Ben Muller, Acoustic Professional, was sworn by the Board Attorney and testified to the sound levels of truck operations.

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

Witness, Elizabeth Doland, Licensed Professional Engineer, was sworn by the Board Attorney and testified to traffic impact during peak hours.

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 necessary variances and presented the positive and negative criteria.

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

Approved.

Other Business:

4 Gatehall Drive, Block 175 Lot: 52 Zone: ROL
Statement for Basis & Preliminary Investigation of AINR.

The Board Planner described the Statement of Basis for Preliminary Investigation of 4 Gatehall Drive and reviewed the report and statutory findings of the property to be considered an area in need of redevelopment.

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

Mr. Napolitano made a motion to deem the property a non-condemnation of an area in need of redevelopment second by Mr. Shah.

Approved.

2 Sylvan Way, Block: 202 Lot: 1.1 Zone: ROL
Statement for Basis & Preliminary Investigation of AINR.

The Board Planner described the Statement of Basis for Preliminary Investigation of 2 Sylvan Way and reviewed the report and statutory findings of the property to be considered an area in need of redevelopment.

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

Mr. Napolitano made a motion to deem the property a non-condemnation of an area in need of redevelopment second by Ms. Hernandez.

Approved.

Application No. 24:524, Ashutosh Desai, 30 Holmdel Road, Block: 338 Lot: 10 Zone: R-4
Minor Subdivision w/ C Variance & Soil Moving Permit for a two-lot subdivision.
Carried from January 6, 2025.

Motion to adjourn.