

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

Members Present: Mr. Dadheech, Mr. de Pierro, Ms. Hernandez, Mr. Mele, Mr. Meth,
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. 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 Kevin Coakley of Connell Foley, LLP, dated February 4, 2025 requesting a three-year extension of approvals of resolution 22:529 from December 12, 2022 through December 12, 2027 for Preliminary & Final Major Site Plan w/C Variance, Major Soil Moving Permit.

Mr. Meth made a motion to approve a two-year extension; second by Ms. Smith.

Approved

Resolution:

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

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

Approved

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

Mr. Napolitano made a motion to approve the resolution; second by Mr. Hernandez.

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.

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

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.

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

Approved.

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

Mr. Napolitano made a motion to approve the resolution; second by Ms. Hernandez.

Approved.

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

Ms. Hernandez made a motion to approve the resolution; second by Mr. Shah.

Approved.

Agenda:

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 January 13, 2025

Attorney, Mark Rothberg, was present for the subject application.

Witness, Mr. Dipple, Licensed Professional Engineer, previously sworn, testified to the revised plans. 18 existing parking spaces will remain.

Exhibit A-4, Colorized Site Plan, was presented to illustrate additional landscaping around the site at the recommendation of the Township Forester and will include evergreen buffers and Leyland Cypress. The number of containers will be reduced to five and placed on a 30

ft. x 60 ft. concrete pad. A temporary storage area for old appliances to be picked will be fenced, the material stockpile area was reduced and a small shed is proposed away from residential properties and will be used for simple items such as mowers. The grade will be lowered between a proposed retaining wall along the easterly property line and a stormwater inlet is proposed at the northeast corner of the maintenance yard.

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

Witness, Alex Dougherty, Licensed Professional Planner, was sworn by the Board Attorney and testified to the requested variances and 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. Dadheech made a motion to approve the application; second by Ms. Hernandez.

Approved.

Abstained by Ms. Smith.

169 Lackawanna Avenue, Block: 136 Lot: 33
Redevelopment Plan Consistency Review.

The Board Planner presented the redevelopment plan, naming the provisions necessary to meet statutory requirements for redevelopment designation.

Mr. Napolitano made a motion that the redevelopment is not inconsistent with the master plan; second by Mr. Shah.

Approved.

Motion to adjourn.