

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, APRIL 21, 2025 at 7:30 P.M.**

Members Present: Mr. Dadheech, Ms. Hernandez, 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. de Pierro, Mr. Mele, 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 John Miller of Inglesino Taylor requesting Application 24:524 be carried to May 5, 2025 without further notice and with required extensions.

Approved.

Resolution:

Application No. 24:510, Knoll Manor Associates, North Beverwyck Road, Block: 497
Lot: 2, Minor Site Plan w/ C Variance for a maintenance yard.

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

Approved.

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

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

Approved.

Agenda:

Application No. 25-502, Metem, 700 Parsippany Road, Block: 739 Lot: 2
Minor Site Plan w/ C Variance for modification of a condition of a previous approval.

Attorney, Corey Klein, was present on behalf of the applicant to modify the conditions of a previously approved application for a temporary tent and to extend approvals for other accessory structures for a period of two years.

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

Witness, Mike Marinelli, Licensed Professional Engineer, was sworn by the Board Attorney and described the previous approvals and reasons for the temporary tent.

Temporary improvements have been put in place but not implemented. While the construction of the addition takes place, parking spaces are lost until the construction is complete.

Once the approvals of the current application are granted, the temporary items will be moved into the tent area.

Ground water is continuously monitored. Currently, a staging area is set up with roll off containers and other items. A frac tank will become part of the permanent improvements.

The witness reviewed the necessary variances.

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.

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 April 7, 2025.

Motion to adjourn.