

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, MAY 19, 2025 at 7:30 P.M.**

Members Present: 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. Dadheech, 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.

Resolution:

Brixmor, 3081 Route 46, Block: 411 Lot: 3.1  
Statement for Basis & Preliminary Investigation of AINR.

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

Approved.

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.

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

Approved.

Application No. 22.52, Woodmont Senior Living, LLC, 79 Interpace Parkway, Block: 136.01  
Lot: 1, Preliminary & Final Major Site Plan w/C Variance, Major Soil Moving Permit  
Extension of Time

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

Approved.

Agenda:

Application No. 24:504, FC Real Estate Group, LLC, 44 North Beverwyck Road, Block: 531 Lot: 11 Zone: B-5, Preliminary and Final Major Site Plan w/ 'C' Variance for construction of two second-story apartment units over a restaurant.

Attorney, John Miller of Inglesino Taylor, was present on behalf of the applicant to construct two, one-bedroom, second-story apartment units over an existing restaurant located at the corner of North Beverwyck Road and Lake Shore Drive.

The proposed includes relocation of a generator, an accessible ramp & parking space and trash enclosure. The parking area will be reconfigured.

Setbacks, driveway aisle width, driveway width and buffers are pre-existing and will remain as such.

10 parking spaces are required whereas 4 are provided.

The impervious coverage will be reduced by .5% and the building coverage will remain as is.

The Board Planner reviewed the requested waivers with Ms. Hernandez making a motion to approve.

Witness, Mark Walker, Licensed Professional Engineer was sworn by the Board Attorney and presented Exhibits A-1 & A-2, Proposed Layout & Aerial of subject site and surrounding area.

The total structure is proposed at 3,258 sq.ft. and will be 31.7 ft. in height.

Improvements include sidewalk, driveway, lighting and landscaping.

The dumpster will sit in the front yard setback on Lake Shore Drive. The ADA parking space will be striped blue but due to the total number of spaces proposed, a sign is not necessary therefore allowing anyone to park in the space. The sidewalk along Lake Shore Drive will be repaired.

It was determined that the existing store on the first floor is not considered a restaurant, but a deli. Employees of the restaurant will park offsite as will patrons.

The applicant agreed to comply with the comments of the Board Professionals.

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

Mike Scanniello, 37 Nokomis Avenue, asked about the parking.

Drew Wasilewski, 161 Lake Shore Drive, asked about safety.

Danielle Greenwood, 172 Lake Shore Drive, asked about privacy.

Witness, Anthony Garrett, Licensed Professional Planner & Architect, was sworn by the Board Attorney and presented Exhibit A-3, Photo Rendering of the Proposed and Photos of nearby structures, which were each described.

The floor plans were described for the Board as were the exterior materials.

The window on the east elevation will be eliminated for privacy of the neighbors.

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

The witness presented first as an architect than a planner. The positive and negative criteria were presented and the requested variances reviewed.

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

Danielle Greenwood, 172 Lake Shore Drive, asked about meeting variances.

Chrissy Conte, 172 Lake Shore Drive, asked about building height.

Witness, Ali Solai, Property owner of subject site and owner of Kabob Paradise on North Beverwyck Road, was sworn by the Board Attorney and testified to the differences between the two restaurants.

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

Drew Wasilewski, 161 Lake Shore Drive, asked about parking

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

Drew Wasilewski, 161 Lake Shore Drive, was sworn by the Board Attorney and spoke in opposition of the application.

Diane Scanniello, 37 Nokomis Avenue, was sworn by the Board Attorney and spoke in opposition of the application.

Danielle Greenwood, 172 Lake Shore Drive, spoke in opposition of the application.

Applicant will make sure trash and grease collection will take place during daytime hours only.

The parking spaces for the apartments were reduced to two leaving the other two for employees.

The trellis will be constructed to ten ft. in height.

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

Approved: de Pierro, Hernandez, Meth, Shah, Stanziale Dinsmore.

Denied: Mele.

Motion to adjourn.