

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS PLANNING BOARD  
MONDAY, NOVEMBER 6, 2023 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Councilman de Pierro,  
Mr. Mele, Mr. Meth, Mr. Napolitano, Mr. Shah, Mrs. Smith,  
Mr. Stanziale, Mr. Von Achen, 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.

Correspondence:

Correspondence received from Larry Calli of Calli Law, LLC requesting Application 23:511 be carried to December 18, 2023.

Resolution:

Application 23:522  
Rafanello Group  
1915 Route 46, Blocks: 454 Lot: 2  
Minor Site Plan w/C Variance for parking and signage.

Application No. 23:515  
AvalonBay Communities, Inc  
2 Campus Drive, Block: 202 Lot: 3.20  
4 Campus Drive, Block: 202 Lot: 3.2  
1633 Littleton Drive, Block: 202 Lot: 3.1  
Amended Preliminary and Final Major Site Plan w/C Variance for construction of a multifamily building with surface parking facilities, indoor & outdoor amenities and landscaping.

Application No. 23:517

AvalonBay Communities Inc.

1 Campus Drive, Block: 202 Lot: 3.7

3 Campus Drive, Block: 202 Lot: 3.12

7 Campus Drive, Block: 202 Lot: 3.8

Amended Preliminary and Final Major Site Plan, C Variance for construction of a multifamily building with surface parking facilities, indoor & outdoor amenities and landscaping.

Other Business:

7 Campus Drive, Block: 202 Lot: 3.8

Area in Need of Redevelopment

6 Sylvan, Block: 202 Lot: 1.9

Master Plan Consistency Review

Agenda:

Application 23:511, SIR Parsippany, LLC, 299 Jefferson Road, Block: 736 Lot: 7.3

Preliminary & Final Major Site Plan w/C Variance, Major Soil Moving Permit to construct a warehouse with associated improvements. **Carried from September 18, 2023**

Application 23:528, QBL NJ 60 East Halsey Road, LLC, 60 East Halsey Road, Block: 737 Lot: 10, Major Soil Moving Permit.