

**NOTICE OF DECISION
TOWNSHIP OF PARSIPPANY-TROY HILLS
PLANNING BOARD**

PLEASE TAKE NOTICE that at a public hearing held on June 15, 2026, the Parsippany-Troy Hills Township Planning Board (the “Board”) memorialized a resolution approving the application of Brixmor Morris Hills LLC (the “Applicant”) for preliminary and final major site plan, major soil moving permit and bulk variance approval on property located at 3025-3189 US Route 46, designated on the Township of Parsippany-Troy Hills Tax Map as Block 411, Lot 31.1(the “Property”).

The Property is located in the Township’s AHD-MU2 Affordable Housing Mixed Use Zone District (“AHD-MU2 Zone”), at the intersection of US Route 46 (a/k/a Bloomfield Avenue) and US Route 202 (a/k/a Parsippany Boulevard), and is approximately 18.4 acres in area. The Property is fully developed with an existing operational shopping center and associated site improvements.

The Board approved Applicant’s proposal to re-tenant and re-demise portions of the existing buildings and improve the existing parking lot with re-striping and landscaped islands. The proposed parking lot improvements extend onto and include a portion of Block 411, Lot 30. No new building square footage is proposed as a part of this application. This application involves five tenant spaces: a grocer, a retailer, and three restaurants, which are anticipated to be fast casual type restaurants.

The Board granted Applicant variance relief from the Township Zoning Ordinance to permit: 1) a maximum impervious coverage of 82.22% whereas a maximum of 75% is permitted and 84.18% exists pursuant to a previously approved variance, improving the existing non-conforming condition; and, 2) a driveway setback from lot line of 2.2 feet whereas a minimum of 5 feet is required.

The resolution of approval and the application, papers and plans for which approval was granted are available for public inspection with the Planning Board Secretary in the office of the Secretary of the Planning Board in the Parsippany-Troy Hills Municipal Building, 1001 Parsippany Boulevard, Parsippany, New Jersey, during regular business hours Monday through Friday, except holidays. This notice is given pursuant to N.J.S.A. 40:55D-10i.

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