

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 12, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzarella,
Mr. Parikh, Mr. Reddy, Ms. Snyder, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner
Chas Holloway, P.E., Board Engineer
Peter J. King, Esq. Board Attorney

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 open to the General Public.

ANNOUNCEMENT:

Application 22:32, Thomas Petruzzello, 15 Lake Drive, Block: 443 Lot: 1 Zone: R-3
'C' Variance to construct an inground pool with surrounding patio; shed; gazebo (partially on patio); walks; paver fire pit 6 ft. high solid fence contrary to Sec 430-35 Col. 4 (Shed, Pool Patio, Gazebo/Patio, Firepit/patio); 430-35 Col. 13; Sec. 43-11. A. & B. **NEW HEARING DATE WITH NOTICE.**

MEETING CALENDAR

Approval of 2024 Meeting Calendar

RESOLUTIONS

Application 22:75, Gavin & Valerie Spector, 6 West Heading Place, Block: 74 Lot: 8 Zone: R-3
'C' Variance to construct a new two-story single-family dwelling with attached three-car garage contrary to Sec. 430-35 Cols. 2, 3, 4, 5, 6, 7, 9, 10, 13; Sec. 430-275. H. and Sec. 430-275. X.

Application 23:01, Aaron Gonzales, 42 Minnehaha Boulevard, Block: 535 Lot: 1 Zone: R-4
'C' Variance to construct additions contrary to Sec. 430-35 Cols. 4, 5, 10 & 13; Sec. 430-275. X. & Sec. 430-10 I.

Application 22:81, Salah Elzain, 880 Littleton Road, Block: 195 Lot: 39 Zone: R-3

'C' Variance to construct a four-story, single-family dwelling with attached garage; covered porch; deck with stairs (patio below) & retaining walls contrary to Sec. 430-35 Cols. 1, 10, 11, 13 & Sec. 430-10 I.

Application 22:37, 240 Littleton LLC, 240 Littleton Road, Block: 412 Lots: 8 & 9 Zone: O-1 Preliminary and Final Site Plan/'C'/'D' Variance to construct a 3-story, multifamily residential building.

AGENDA

Application 22:66, Robert Greenfield; 145 Lake Shore Drive; Block: 374 Lot: 1 Zone: R-4
'C' Variance to construct a detached garage contrary to Sec. 435-35 Cols. 8, 10, 13 and Sec. 430-10. I. **Carried from April 19, 2023**

Application 23:17, Marco Tucciarelli, 90 Morris Avenue, Block: 66 Lot: 2 Zone: R-3
'C' Variance to legalize a covered cellar entrance; addition for carport; paver driveway; paver walks contrary to Sec 430-35 Cols. 4, 5 (carport & cellar entrance); 6; 8 (left & right sides walks); 10 and Sec. 430-275. X.

Application 23:23, Francisco Ramirez, 24 Lincoln Avenue, Block: 599 Lot: 17 Zone: R-4
'C' Variance to construct a patio and replace a front walk contrary to Sec. 430-35 Col. 13.

Application 23:24, Vitaquest International, LLC, 100 Jefferson Road, Block: 737 Lot: 5 Zone: SED-5A, 'C' Variance to install signage.

Application 22:70, All About the Journey, LLC, 1035 Littleton Road, Block: 208 Lot: 85 Zone: R-3, Site Plan w/'D' Variance to operate a behavioral therapy office and site improvements. **Carried from April 19, 2023.**