

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 9, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Mazarella, Peddi,
Mr. Quinn, Mr. Reddy, Mr. Willans, Ms. Gragnani

Also Present: John T. Chadwick, IV Board Planner
Thomas Lemanowicz, Board Engineer
William Johnson, 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.

CORRESPONDENCE

Correspondence received from Zachary Cirincione requesting Application 24:57, 32 Asbury Place, Block: 63 Lot: 2, be carried from October 9, 2024 to November 6, 2024 without further notice, except for the public utilities within the township.

Correspondence received from Michael Mui requesting Application 24:36, 26, Ute Avenue, Block: 562 Lot: 16, be carried from October 9, 2024 to December 4, 2024 without further notice and with the grant of any necessary extensions through December 31, 2024, for the Board to make decision on the case.

RESOLUTIONS

Application 24:51, James Farley, 275 Lake Shore Drive, Block: 581 Lot: 30 Zone: R-4
'C' Variance to construct an open deck with stairs contrary to Sec. 430-35 Col. 13.

Application 24:56, A2Z Rx, LLC, 122 North Beverwyck Road, Block: 513 Lot: 29 Zone: B-5
'D' Variance for pharmacy use.

Application 19:21, Pacific Outdoor Advertising, 299 Littleton Road, Block: 395 Lot: 1 Zone: B-2
Preliminary and Final Major Site Plan w/ 'C'/'D' Variance to construct a billboard with the proposed modifications from the original application as follows: The height of the billboard structure shall be reduced by five (5) feet, for a total height not to exceed fifty-five (55) feet;

only the eastern facing or right facing billboard shall be static and a traditional billboard with traditional lighting to be turned off at midnight and turned back on no earlier than 6:00 a.m.; the other side shall remain a digital billboard as proposed with conical lights to diminish the disbursement of lights and impact on surrounding neighborhoods; the billboard shall be equipped with the appropriate technology necessary to limit visibility from the side.

AGENDA

Application 24:36, Michael Mui, 26 Ute Avenue, Block: 562 Lot: 16 Zone: R-4

'C' Variance to construct a patio contrary to Sec. 430-35 Col. 13.

Carried from August 7, 2024

Application 24:52, Nakul Kasadwala, 275 Beachwood Road, Block: 203 Lot: 1.02 Zone: R-3

'C' Variance to construct a new two-story single-family dwelling with attached garage; covered porch and open deck with stairs contrary to Sec. 430-35 Col. 3 & Sec. 430-275. H.

Application 24:57, Zachary Cirincione, 32 Asbury Place, Block: 63 Lot: 2 Zone: R-3

'C' Variance to construct a driveway expansion contrary to Sec. 430-35 Col. 13.

Application 23:27, 328 Kingston, LLC, 328 Kingston Road, Block: 211 Lot: 11 Zone: R-4

'D' Variance to convert an existing two-family dwelling into a three-family dwelling.

Carried from July 10, 2024.