

**MINUTES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS
BOARD OF ADJUSTMENT MEETING
WEDNESDAY, MARCH 4, 2020**

Mr. Berkowitz called to order the Board of Adjustment Meeting of Wednesday, March 4, 2020 at 7:30 PM.

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Parikh,
Mr. Reddy, Mr. Willans

Also Present: Mr. King, Board Attorney
Mr. Chadwick, Board Planner
Mr. Holloway, Board Engineer

Absent: Mr. Persaud, Ms. Snyder, Mr. Iracane

Announcement is made that adequate notice of this meeting has been given, 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".

Pledge of Allegiance

Mr. Berkowitz opened the floor to the public for anyone wishing to speak.

Agenda

Application 19:41, Devin Cavaleri, 6 Elray Road, Block: 166 Lot: 71 Zone: R-3
'C' Variance to legalize river rock around pool patio and between house and walkway
contrary to Sec. 430-35 Cols. 8, 9 & 13.
Carried from December 18, 2019

Property Owner, Devin Cavaleri, was sworn by the Board Attorney and gave an overview of his application regarding the river rock he installed without approvals. The applicant was required to notice his neighbor at 4 Glencove Road through regular and certified/return receipt mail, of tonight's meeting.

Per the Engineer the river rock did not cause additional flooding in the area of concern.

Mr. Berkowitz opened the floor for anyone wishing to ask questions of the witness.

Mr. Berkowitz opened the floor to the public for anyone wishing to speak in support or opposition of the application.

Mr. Joskowitz made a motion to approve the application; second by Mr. Kaplan.

Approved by all.

Application 19:40 Ge Wang, 1010 Vail Road, Block: 491 Lot: 17 Zone: R-3
'C' Variance to construct a shed, deck expansion and patio expansion contrary to Sec. 430-10.C., Sec. 430-35 Cols. 8, 9 & 13.
Carried from December 18, 2019

Property Owner, Ge Wang, was sworn by the Board Attorney and gave an overview of his previous hearing.

The latest report from the Township Engineer indicated that the applicant must hire his own professional to provide proof, calculations, plans and/or other related information for determination of stormwater runoff or any engineering matter.

Mr. Reddy made a motion to carry the application to May 6, 2020 without further notice and with all required extension. Second by Mr. Joskowitz.

Approved by all.

Application 19:64, Mt. Club Condominium Assoc. 2467 Route 10, Block: 15.25 Lot: 51
Zone: R-5, Preliminary and Final Major Site Plan/'C' Variance for replacement of a retaining wall.

The applicant failed to appear.

Mr. Willans made a motion to carry the application to April 22, 2020; second by Mr. Reddy.

Approved by all.

Application 19:67
Francisco Mateo, 21 Farrand Drive, Block: 712 Lot: 25 Zone: R-3
'C' Variance to construct a shed; legalize existing pool, pool equipment and patio contrary to Sec. 430-35 Cols. 9 & 13; Sec. 430-275.X. and Sec. 430-10.I.
Carried from February 26, 2020 to establish a new hearing date.

The application was carried to April 22, 2020 with notice.

Application No. 19:65 Forge Pond Developers, Old Dover Road, Block: 14 Lot: 12.01
Zone: R-R, Amended Preliminary and Final Major Subdivision 'C' Variance
12 Lot Subdivision.

Mr. Joskowitz recused himself.

Joseph O'Neill, Attorney from Garofalo O'Neill Ruggiero, was present on behalf of the applicant and explained that the applicant had been approved in July 2018 for a 12-unit townhouse development and is now seeking approval to subdivide the property into 12 lots.

Witness, David Karlebach, Licensed Professional Planner, was sworn by the Board Attorney.

The property is 1.2 acres, is vacant and wooded and was approved in 2018 for a 12-unit townhouse development. In 2016 another application was approved for approximately 100 units and is currently under construction. The surrounding area was described as single and multi-family homes. There are no changes to the plan except for the subdivision to allow for fee simple units. There has been no change to the zoning, use or density since 2018 except for setbacks created by the new subdivision lines.

Positive and negative criteria were presented.

The Board asked who would own the detention basin and the street.

Mr. Berkowitz opened the floor for anyone wishing to ask questions of the witness.

Witness, Patrick McClellan, Licensed Professional Engineer, was sworn by the Board Attorney and testified that in the 2018 application, through testimony, the intention was for the township to take ownership of the right of way.

The Board confirmed that the homeowner's association will take care of the detention basin and that the applicant will comply with the Engineers report.

Mr. Berkowitz opened the floor for anyone wishing to ask questions of the witness.

Mr. Berkowitz opened the floor to the public for anyone wishing to speak in support or opposition of the application.

Mr. Reddy made a recommendation to approve the application.

Mr. Kaplan made a motion to approve the application to amend the Preliminary and Final Major subdivision, second by Mr. Reddy.

Motion to adjourn.