

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 12, 2020 @ 7:30 P.M.**

Members Present: Mr. Joskowitz, Mr. Parikh, Mr. Persaud, Mr. Reddy, Mr. Willans,  
Chairman Iracane

Also Present: Roman Heriack, Esq. Board Attorney  
John T. Chadwick, IV Board Planner

Absent: Mr. Berkowitz, Mr. Kaplan, Ms. Snyder

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"

Pledge of Allegiance

The meeting is opened to the General Public.

**ROLL CALL**

**AGENDA**

**Application 19:68**, Gerard Mossey, 32 Asbury Place, Block: 63 Lot: 2 Zone: R-3  
'C' Variance to construct a new driveway, front walk and fence contrary to Sec. 431-11.A. & B. and Sec. 430-35 Col. 13.

Application was not heard due to noticing issues.

**Application 19:66**, Chris & Alison Dahlhas, 230 Park Road, Block: 98 Lot: 52 Zone: R-1  
'C' Variance to construct/install a detached garage; driveway expansion; walk and stairs and solid fence contrary to Sec. 430-13.B.(1), 430-35 Cols. 4 & 13.

Property Owners, Alison and Chris Dahlhas were sworn by the Board Attorney and testified that their property is a through lot due to Route 80 and is considered to have two front yards. The home is set back on the lot which is narrow and on a curve. The garage will sit behind the home and be at a height of 18.6 ft. which is higher than allowed. The reason for this request is that the property owners own recreational vehicles that would not fit in a garage 15 ft. in height. The garage will be set back far on the property, be barely visible from the street and will not have a second floor.

The Board asked the distance of the garage from the house; why they did not want it closer to the house; if the vehicles were for business; the distance to the nearest

neighbors; about the driveway and if there is grass in the rear yard. Additionally, it was confirmed that the applicant has been consulting with an engineer regarding drainage.

Exhibit A-1, Certificate from Morris County Soil Conservation District.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the witness.

Allen Tedesco, 202 Park Road, asked if he is correct in the garage being 40 ft. deep.

Chairman Iracane opened the for anyone in the public wishing to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application; second by Mr. Persaud.

Approved by all.

**Application 20:07**, DGN Investment, 51 Hamburg Road, Block: 240 Lot: 15 Zone: R-4 'C' Variance to construct a two-story single-family dwelling with attached garage and rear landing and stairs contrary to Sec. 430-35 Cols. 2, 3, 10 & 13.

Attorney Larry Raken was present on behalf of the applicant and called Witness Fred Meola, Licensed Professional Engineer, who was sworn by the Board Attorney.

It was testified that an existing home sit on an undersized lot. The new home will comply with the front, side and rear yards setback. There are several undersized lots in the area where additions are be constructed to existing homes, as well as new dwellings being constructed. This will allow the proposed home to fit nicely into the area.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the witness.

Chairman Iracane opened the for anyone in the public wishing to speak in support or opposition of the application.

Mr. Willans made a recommendation to approve the application.

Mr. Reddy made a motion to approved the application; second by Mr. Joskowitz.

Approved by all.

**Application 20:02**, Ted Haverkost, 22 Ridgewood Avenue, Block: 87 Lot: 2 Zone: R-3  
'C' Variance to construct a two-story addition, greenhouse addition and deck with stairs contrary to Sec. 430-35 Col. 5.

Property Owner, Ted Haverkost, was sworn by the Board Attorney and testified that his home is six inches from the property line which is not unusual for homes in Mt. Tabor. Shrubs and trees sit between his and the neighbor's properties which offers privacy for each. The greenhouse is not a separate structure but is an existing bay window that will be replaced with a larger bay window. They are expanding into the footprint of the existing deck to enlarge the kitchen and will build a new deck. A second floor to enlarge an existing small bedroom will be built over the first floor addition.

It was noted that members of the public were not present.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Willans made a motion to approve the application; second by Mr. Reddy.

Approved by all.

**Agenda 20:04**, Jean & Colette Simon, 11 Leah Way, Block: 734 Lot: 74 Zone APRD-2  
'C' Variance to construct a 6 ft. high solid fence contrary to Sec. 430-11.A. & B.

Application 20:04 was noticed but the newspaper never ran the ad.

Mr. Willans made a motion to carry application 20:04 to September 16, 2020 subject to the ad being placed in the newspaper for the new hearing date. Second by Mr. Joskowitz.

Approve by all.

**Application 20:14**, Jitenbhai Patel, 89 Marmora Road, Block: 230 Lot: 5 Zone: R-4  
'C' Variance to construct an open deck with stairs contrary to Sec. 430-10.I. and 430-35 Col. 13.

Application 20:14 requested a new hearing date.

**Application 20:08**, Zafar Toor, 17 Longview Avenue, Block: 589 Lot: 15 Zone: R-4  
'C' Variance to construct a two story, single-family dwelling with attached carport; patio and sheds contrary to Sec. 430-35 Cols. 3, 8 & 10 and Sec. 430-275.X.

Application 20:08 was not heard due to not noticing.

**Application 20:06**, R&R Enterprise, LLC, 15 Norman Avenue, Block: 557 Lot: 30 Zone: R-4 to construct a new two-story single-family dwelling with open deck, no stairs contrary to Sec. 430-35 Cols. 2, 3, 5, 6, 8, 10 & 13; 430-275.X.; 430.10.I.

Property Owner, Irfan Hassan was sworn by the Board Attorney and testified he is the owner of the property, a managing member of the LLC and is authorized to represent the applicant. The lot is undersized with an existing home and the applicant is unable to purchase additional property. There are a few other lots in the neighborhood with undersized lots and the new home will fit into the neighborhood.

It was noted that if the wall of the proposed home will be less than 10 ft. to the wall of the neighbor's house, a firewall will be necessary.

It was again noted that members of the public were not present.

Mr. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Motion to adjourn.