

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 16, 2021 @ 7:30 P.M.
VIRTUAL MEETING**

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

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

Absent: Mr. Joskowitz, Mr. Persaud

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”

This meeting can be accessed by using the following WebEx link:

<https://pth.webex.com/pth/onstage/g.php?MTID=ea70ac4df006178867c4bbff41fcfc665>

ROLL CALL

Pledge of Allegiance

The meeting was opened to the General Public.

RESOLUTIONS

Application No. 21:14, Vijay Iyengar, 33 Winterset Drive, Block: 14 Lot: 17.35 Zone: R-3
‘C’ Variance to construct a sunroom addition over an existing open deck contrary to
Sec. 430-35 Col. 13.

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

Approved by Kaplan, Parikh, Reddy, Snyder, Willans, Iracane.

AGENDA

Application 20:56, Nekie Mahmudi, 35 Troy Road, Block: 725 Lot: 14 Zone: R-3
‘C’ Variance to legalize a front porch; legalize a front walk; install a front pad and walk;
construct an open deck with stairs and driveways contrary to Sec. 430-35 Cols. 8, 10 & 13,
Sec. 430-10. C. side and rear yards, 430-10. I.

Nekie Mahmudi and Son, Artan Mahmudi were sworn by the Board Attorney and testified that their front stairs were expanded because they did not have a front porch

Additionally, the original plan did not include the front walk from the stairs. A 440 sq. ft. patio is proposed; the deck would be expanded and the patio in front of the shed will be removed. The proposed driveway at the rear of the house will lead to the garage and the existing driveway at the front of the house will be decreased in size to allow parking for two cars. A new plan is to be submitted clearly marking what is existing, what is proposed and is to include new calculations as the applicants agreed to reduce some of the existing and proposed. Pictures will also be supplied.

The application was carried to August 11, 2021 at 7:00pm without further notice and with all necessary extensions.

Application No. 19:56, GTP Acquisitions, LLC, 1050 Littleton Road, Block: 166 Lot: 96
Zone: R-1, Concept Plan/'D' Variance for assisted/independent living apartments & cottages and memory care residents.

Jerome Vogel, Attorney from Jeffer Hopkinson & Vogel, was present for the continued application for 156 units of assisted and independent living and memory care. The proposed breakdown is 50 apartments for assisted and independent living; 50 cottages for assisted and independent living and 56-unit memory care facility.

Witness, Les Strech, Fact Witness, was sworn by the Board Attorney and testified that he is the President of Thrive Community which operates in eight states. The community allows older adults to live a better life with the feel of living home. There are three living environment options for the residents living in the community. Option 1 are walkable cottages for residents in their late 60's through late 90's, though the average age is 75. The cottages will be between 900-1,200 sq. ft. and built to blend in with the existing homes on Rita Drive. Option 2 are upscale apartment for residents who are less mobile. The age range in this option is early 80's through late 90's, with the average being 84.5 years. Option 3 is eight small houses for seven residents and will be for families with a member who has dementia. The houses are single story units with full kitchens, a normal living environment and private back porch. Each home is supported by a dementia trained team. As the residents age and need additional care, there is ability to move from one area of the community to another. Staffing will exceed the regulatory requirements. It was noted that the Rita Drive access point is no longer proposed.

Some of the amenities include 24-hour nursing care; restaurant; coffee shop; gym; barber shop; beauty salon; car wash service and outdoor seating with heating for the cooler months.

Memory care residents are not expected to drive their cars. Assisted living residents usually have family members pick them up, though approximately 5-10% will drive. Residents of independent care can vary from community to community though approximately 10-25% may drive.

The community partners with local doctors and visiting physicians. This allows families to be involved and update the resident's care plans. The care team of the community have base level certification and are under the direction of local physicians.

The Board asked about student/resident interaction; sizes of other Thrives Communities; the monthly charge for residents; how it is handled if a resident is unable to pay; if evictions have ever occurred; how the need for the proposed development was measured; number of other facilities with three story buildings; age restrictions; visitors; security regarding medication and dispensing medication.

The Board Planner asked about licensing; affordable housing units; transportation for residents; ambulance transport; why the structures were relocated on the property from the original submission and mobility and circulation around the community.

The Board Engineer asked about parking and if animals being permitted.

Chairman Iracane opened the floor to the public to ask question of the witness.

James Bryce, Attorney on behalf of Friends of Parsippany Green Space, questioned the witness based on testimony.

Carried to June 23 for announcement of special meeting without further notice and with all required extensions.

Motion to adjourn.