

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 23, 2021 @ 7:30 P.M.
VIRTUAL MEETING**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Parikh
Mr. Persaud, 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. 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=e944875e2dc78387ab50ec88bc865f159>

ROLL CALL

Pledge of Allegiance

The meeting is opened to the General Public.

AGENDA

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.

Carried from June 16, 2021 for announcement of new hearing date.

Mr. Berkowitz made a motion to carry Application 19:56 to August 18, 2021 without further notice and with any required extensions; second by Ms. Snyder.

Application 20:31, Trivikrama Pala 1 Greenbriar Road, Block: 705 Lot: 16 Zone: R-3
'C' Variance to relocate a shed and install a 6 ft. high solid fence contrary to Sec. 430-35 Col. 4;
Sec. 430-11.A & B.

Property Owner, Suneetha Bhimireddy, was sworn by the Board Attorney and testified a 6 ft. fence needed for the safety and security of his children.

After discussion of the fence location, the applicant agreed to install the fence 3 ft. in from the property line and for a 4 ft. solid fence with 1 ft. lattice. Additionally, trees will be planted outside the fence on Greenbriar Road. Shed will be six ft. from property lines.

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

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

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

Approve by all.

Application No. 21:09, Dominick & Donna Tanella, 9 Woodbine Trail, Block: 466 Lot: 10 Zone: R-3, 'C' Variance legalize sheds; roofed outdoor bar; paver walks; pavers; concrete area under shed; concrete area around pool; patio; pond, pergola and pool equipment contrary to Sec. 430-10. C. (side and rear); 430-35 Col. 8 (concrete area around pool, concrete pad, pool equipment); Sec. 430-35 Col. 9 (concrete area under shed, pond pergola & pool equipment); 430-35 Col. 10; Sec. 430-35 Col. 13.

Property Owners, Dominick and Donna Tanella, were sworn attorney.

Iracane recused due to being a client of the applicant.

Vice Chair Snyder over as chair.

The applicant testified that when the property was purchased, the pool, pool equipment, walks, shed and patio existed. The shed, walkway and patio had since been rebuilt and in addition, an outdoor bar had been constructed. A basketball area had been replaced with a storage locker and pavilion. Due to the high water table, newer items were constructed with drains that emptied into the yard. The impervious coverage items have existed 25 years though the pergola was built last year to protect his fish from being attacked by birds.

Vice Chair Snyder opened the floor to the public to ask questions of the witness.

Vice Chair Snyder opened the floor to the public to speak in support or opposition of the application.

Michael Nguyen, neighbor, spoke in support of the application.

Mr. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Chairman Iracane took over as chair.

Application 19.03, Zoom Auto Group, 3525 Route 46, Block: 138.1 Lot: 1 Zone: B-2
'D' Variance for an expansion of use for used car sales and storage from 25 to 91 cars.

Carried from March 24, 2021

Attorney, Joseph O'Neill, was present on behalf of the applicant for the continuation of the application.

Witness, Alfred Stewart, previously sworn, presented a revised plan for 64 parking spaces down from the 75 originally proposed. Three parking spaces will be banked for customer parking should it be found the existing three spaces in front of the building to be insufficient. The entrances will be striped along with arrows and stop bars. Additionally, no left turn signs will be at each of the Route 46 and Cherry Hill Road access points. Vehicles will be parked two cars deep for easier maneuvering. Two pylon signs have been have existed on the lot for an unknown period of time.

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

Witness, Paul Berenson, Owner, was previously sworn and testified that of three employees, one parks in the customer stalls, another who takes a vehicle home from the inventory parks in the space it was taken from and the third parks where there is an open space. There can be up to three customers at a time which are by appointment. Site was originally approved for 25 cars.

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

The application was carried to October 6, 2021 without further notice and with any necessary extension for submission of a landscape plan and confirmation of the number of vehicles to be parked on the lot.

Application 19:21, Pacific Outdoor Advertising, 299 Littleton Road, Block: 395 Lots: 1
Zone: B-2, Preliminary and Final Major Site Plan w/'C'/'D' Variance to construct a billboard.

Carried from March 24, 2021

Attorney, Joseph O'Neill, was present on behalf of the applicant for the construction of a billboard.

Witness Joseph Jacobs, owner of Outdoor Pacific Advertising, previously sworn, testified to the types messages he is able to post on his billboard. The witness stated the billboard would be constructed next to the closest property owner on the adjacent lot and that the owner of the building requested he raise the height of the billboard to 60 ft. so it would be comparable to billboard on Entin Road, with respect to his building. Additionally, the witness offered to post tenant space availability for no charge for that property owner. Approvals have been

obtained by the state who regulates height, size, type of sign, spacing from other billboard and ramps. There will be no animation displayed on the sign.

When asked if the applicant was aware of the zones within the Township that permitted billboards, he stated he was unaware of any however, he declared that it appeared the Township of Parsippany was trying to obtain a billboard permit for the location by Townhall, which is a permitted location.

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

Opposing Attorney, Philip Rosenbach, representing the Petersons who lives across the highway, asked questions about the Peterson property, the billboard and the fact that the applicant is an attorney.

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

The application was carried to October 20, 2021 without further notice and with any required extensions.

Motion to adjourn.