

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 14, 2021 @ 7:30 P.M.**

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

Also Present: Peter J. King, Esq. Board Attorney  
John T. Chadwick, IV Board Planner

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

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 was opened to the General Public.

**CORRESPONDENCE**

Correspondence received from Chris Murphy of Murphy Schiller & Wilkes requesting Application 21:15, Blue Foundry Bank, 7 Sylvan Way, Block: 202 Lot: 3.4 be carried to September 29, 2021 without further notice and with all required extensions for the Board to make decision on the application.

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

Approved by all.

**RESOLUTIONS**

Application 21:20, Cheryl and Robert Mitchell, 2 Ashlyn Road, Block: 421.2 Lot 1 Zone R-3 'C' Variance to install (replace) a 6 ft. solid vinyl fence contrary to Sec. 430-11. A., B., & D.

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

Approved by Joskowitz, Parikh, Reddy, Willans.

Application 21:24, Stephen Gilson, 587 Littleton Road, Block: 213 Lot: 2 Zone R-4 'C' Variance to construct an above ground pool contrary to Sec. 430-35 Col. 13

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

Approved by Joskowitz, Parikh, Reddy, Willans.

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.

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

Approved by Joskowitz, Parikh, Reddy, Willans.

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.

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

Approved by Joskowitz, Parikh, Reddy, Willans.

Application 20:18, Jonnalagadda, 138 North Beverwyck Road, Block: 511 Lot: 2 Zone: B-5  
Preliminary and Final Major Site Plan w/'C'/'D' Variance for construction of a mixed-use  
building.

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

Approved by Berkowitz, Kaplan, Parikh, Reddy, Willans.

### **AGENDA**

Application 21:03, Usha Soni, 4 Deerfield Road, Block: 354 Lot: 1.02 Zone: R-4  
'C' Variance to legalize a driveway expansion contrary to Sec. 430-275.X.  
Carried from April 21, 2021

PO, Usha Soni and Daughter, Kiran Soni, were sworn by the Board Attorney and testified that they would like to legalize their expanded driveway and further expand it as the opening is smaller than the rest of the driveway. The family has four cars but only three can fit. Ms. Soni will comply with the review of the Township Engineer. Additionally, she did speak with the Township Forester and permission will be given to remove the tree in the location of the proposed expansion, as long as approval is given by the Board.

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

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

Mr. Reddy made a recommendation to approve the application.

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

Approved by all.

Application 20:53, Richard Taft, 76 Alexander Avenue, Block: 393 Lot: 20, Zone: R-3  
'D' Variance for a storage container on a property without a primary use.  
Carried from June 9, 2021

PO, Richard Taft, previously sworn, testified that he would like to install two 10 ft. x 20 ft. sheds, 6 ft. from the property line on top of crushed stone. The container will be removed after the sheds are installed and the contents of the container are transferred. After he constructs a home, the sheds will remain and be used as a work shop. No trees will be removed and no walks or driveways will be constructed. Solar lights will be installed, no electric or any other utility. The sheds will have vinyl siding with a metal roof.

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

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

Mr. Willans made a recommendation to approved the application.

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

Approved by all.

Application 20:26, Karen Olin, 96 Lake Shore Drive, Block: 539 Lot: 8 Zone: R-4  
'C' Variance to install a semi-in ground swimming pool contrary to Sec. 430-35 Col. 9.

PO's, Karen and Diego Olin, were sworn by the Board Attorney and testified that they would like to install a 10 ft. x 18 ft. pool. Currently the proposed location of the pool is sloped but will be leveled. The property has an existing 6 ft. fence, there are no plans to install a deck and Mr. & Mrs. Olin will comply with the memo of the Township Engineer.

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

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

Mr. Joskowitz made a recommendation to approved the application.

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

Approved by all.

Application 21:16, April Homcy, 4 Wood Glen Way, Block: 435 Lot: 32 Zone: R-3  
'C' Variance to construct a shed; irregular-shaped pool; spa; patio around pool; pad with pool equipment and fences contrary to Sec. 430-11. D.; 431-35 Cols. 9 & 13 and any other variances that may be required

PO's, April and Paul Homcy, were sworn by the Board Attorney. Exhibit A-1, Pool Plan, was presented. A soil moving permit was received and Mr. & Mrs. Homcy agreed to comply with the comments of the Township Engineers review. The neighbors agreed to the fence being placed on the property line and supplied a notarized letter of agreement. It was noted that the neighbor will attach their fence to the applicants proposed fence. The application was amended to reduce the width of the apron to 3.5 ft. in order to remove the pool from the setback.

Exhibit A-2, Notarized Letter from Neighbor.

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

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

Mr. Joskowitz made a recommendation to approved the application.

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

Approved by all.

Application 21:18, Jonathan Ortiz, 31 Absecon Road, Block: 368 Lot: 7 Zone: R-4  
'C' Variance to construct a one-story roofed entranceway; landing & stairs and front walk contrary to Sec. 430-35 Cols. 4, 10, 13.

PO's, Lauren and Jonathan Ortiz; Tommy Lehman, Father/Contractor were sworn by the Board Attorney.

There was discussion regarding the common driveway and whether a variance should be granted. Currently they use the side door to enter the home because a front entrance does not exist. The new entrance will match the rest of the home. The application was amended to include pre-existing, common driveway.

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

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

Mr. Reddy made a recommendation to approve the application.

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

Approved by all.

Application 21:39, Maura Mick, 6 Absecon Road, Block: 366 Lot: 2 Zone: R-4  
'C' Variance to legalize an existing shed contrary to Sec. 430-10. C.

PO, Maura Mick and Martin Mick were sworn by the Board Attorney and testified that four years ago she was told that a permit was not needed to install a shed which sits 2 ft. from the property line. A neighbor had made a complaint regarding the shed.

Exhibit A-1, Picture of shed.

Exhibit A-2, Picture of when shed was Installed.

The shed is the same color as the applicant's home and has electricity and plumbing. The plumbing is used for cleaning.

The applicant stated that the complaint was due to telling the neighbor he cannot shovel his snow onto her property any longer.

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

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

Mr. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Application 21:15, Blue Foundry Bank, 7 Sylvan Way, Block: 202 Lot: 3.4 Zone: SED-10  
'C' Variance to install signage.

Motion to adjourn.