

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 28, 2021 at 7:00 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, 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. Kaplan, Mr. Parikh, 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"

Pledge of Allegiance

The meeting was opened to the General Public.

ROLL CALL

Pledge of Allegiance

The meeting is open to the General Public.

AGENDA

Application 20:54, Danny Realty, 25 Route 46, Block: 770 Lot: 1 Zone: B-2
Preliminary and Final Major Site Plan w/'C'/'D' Variance for a gas station and drive through restaurant.

Carried from June 9, 2021

James Turteltaub, Attorney was present on behalf of the applicant for the continuance of the proposed gas station and drive through restaurant. It was noted that a traffic control plan had been submitted since the last meeting. The applicant is committing to a Dunkin Donuts as discussed previously and if a change of use is necessary, they will appear again before the board.

Witness, John Pallis, Dynamic Engineering, previously sworn, testified that the building for Dunkin Donuts will be 1,475 sq. ft. A patron area at the front of the building will have shelving for additional snack items unrelated to Dunkin Donuts that will be available for purchase. This area is approximately 318 sq. ft.

Directional arrows painted on ground will guide traffic around the lot toward the drive through. Do not block the box striping and signage are also proposed at the New Road entrance. The average cue for Dunkin Donuts holds 9 cars whereas the proposed cue will hold 13 cars.

The Board confirmed that the canopy will be moved as discussed at the previous meeting. Additionally, it will meet safety standards for tractor trailers coming off the highway.

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

Board made a motion to go into conference and spoke of their reasons to vote for or against the application.

Motion to carry the application to September 29, 2021 without further notice and with all required extensions.

Motion to adjourn.