

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 18, 2021 @ 7:30 P.M.
VIRTUAL MEETING**

Members Present: Mr. Berkowitz, Mr. Joskowitz, 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: 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=e81b84fb18030153086b745aacb50a8c5>

ROLL CALL

Pledge of Allegiance

The meeting is opened to the General Public.

RESOLUTIONS

Application 21:11, Richard Fazzolare, 12 Fox Run, Block: 98 Lot: 10.30 Zone: R-3
‘C’ Variance to construct a pool deck contrary to Sec. 430-10 l. and Sec. 430-35 Col. 13.

Motion Williams, second Reddy

Berk, Joskowitz, Reddy, Snyder, Willans Iracane.

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 23, 2021.

Attorney Jerry Vogel was present on behalf of the applicant for the continuation of...

James Bryce, attorney for objectors Green Space, continued with questions for witness Les Strech.

The board questioned the type of lease; non-residents moving in; age requirements;

Chairman Iracane opened the floor to...

Pamela MacDonald, 11 Fieldcrest Road, asked how many developments had a need for a use variance; about young people and low-income applicants.

Nick Homyak, Oneida, asked about age of residents and affordable units; if the board knew there was another senior care living facility in Pompton plains.

40 holly drive, Cheryl Ramancionis, asked for the occupancy number of each unit type; about their Montville location; covid restrictions.

Robert Asaro, 31 Fieldcrest Road, asked about variances in residential zones for other locations; restaurant odors; traffic.

Jennifer Biondo, 8 Hennion drive, asked how the community might affect the towns firework display; how far the community will encroach onto Hennion drive; about tax relief to others living nearby; number of units with two bedrooms.

Diana Arvidson, 138 Longview Avenue, asked if there are liquor licenses located in residential areas; about ???; if anyone can walk into the community; any requirements for residents accepted in the community to have lived in Parsippany or nearby; need for ambulances.

Brittany Polizzotti, 481 Lake Shore Drive, asked about possible cell phone towers on the property; anticipated demand; taxes.

Jason Anderson, 26 dolly drive, asked about tree cutting.

Carried to October 13, 2021.