

**SPECIAL MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, OCTOBER 6, 2021 at 7:00 P.M.**

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

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 is open to the General Public.

**AGENDA**

Application 21:36, Andreas Karantzikos, 228 Hiawatha Boulevard, Block: 592 Lot: 9 Zone: R-4 'C' Variance to construct a new two-story single-family dwelling; roofed entranceway/porch; shed; open deck with stairs; generator; air conditioning units and 6 ft. high fence. Contrary to Sec. 430-35 Cols. 4, 8, 9, 10 & 13; Sec. 430-10 I.

Exhibit A-1, Existing Conditions and Proposed Plan were presented to the Board.

PO's, Andreas Karantzikos and Nita Patel, and Licensed Professional Engineer, Jeff Egarian, were sworn by the Board Attorney. Mr. Karantzikos testified that he recently moved into the home which is on a corner lot. His family, including his mother and father-in-law, would like to remain in Parsippany and need a larger home. The existing home is a single-story bungalow with two bedrooms with a mix of small and large homes on the street. The proposed home will have four bedrooms and 3.5 bathrooms. The existing home is currently setback 9.1 ft. with the proposed at 14.6 ft. on the Roosevelt Avenue side. The home on the Hiawatha Boulevard side conforms though the A/C and generator will be in the setback. The lot is flat and on the downhill side of the street. An existing 4 ft. chain link fence sits in the right of way along Roosevelt Avenue. The roof leaders will run to a seepage tank.

The applicants agreed to remove the shed, move the generator location for safety reasons and no second kitchen.

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

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

The Board went into conference to speak of their reasons to approve or deny the application.

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

Approved by Berkowitz, Joskowitz, Kaplan, Parikh, Reddy, Iracane.

Denied by Kaplan.

Application 21:47, M3 Capital, LLC, 70 Holland Road, Block: 385 Lot: 1.1 Zone: R-4  
'C' Variance to construct a new single-family dwelling with attached garage, balconies, rear patio, stairs and necessary retaining walls contrary to Sec. 430-35 Cols. 2, 11, 10 & 13.  
Major Soil Moving Permit.

PO, Max Reyoso, and Fred Meola, Licensed Professional Engineer was sworn by the Board Engineer. Attorney Rosemary Stone Dougherty was present on behalf of the applicant for the construction of a new single-family dwelling.

Mr. Meola testified that because of the topography of the property, the home will be cut into the hill with a small area for a patio in the rear of the first floor. Another patio is proposed where a larger flat area opens up at a higher level. A wall will be installed around the lower patio to hold up the ground on either side. Additional retaining walls will be installed which run along the right side of the home. The garage foundation will also act as a wall due to it being cut into the side of the hill.

The building coverage is proposed at 28.25% with the impervious at 54.92. The property drains to the street and a proposed drywell in the driveway to catch runoff from the patio and roof leaders. Approximately 1,093 cy of soil will be moved. 20 trees will be removed with five trees replaced per the Township Forester.

The applicant agreed to reduce patio larger patio to 16 ft. x 20 ft. in an effort to reduce coverage. A home office in the basement will be used by the applicant only with no employees or visitors. A condition of the resolution will be that no one shall live in the basement.

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

Dave Tlack, 62 Holland drive, asked about the retaining wall.

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

Dave Tlack, 62 Holland drive, was sworn by the board attorney, and spoke of his concerns over the size of the home.

The Board requested the applicant appear at a later date with a grading plan.

A motion was made to carry the application to December 15, 2021.

Motion to adjourn.