

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 3, 2021 at 7:30 P.M.**

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

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.

RESOLUTIONS

AGENDA

Application 21:30, Andrew Cornwallis, 4 Fox Chase Drive, Block: 97 Lot: 4.01 Zone: R-3
'C' Variance to construct to construct a two-story addition contrary to Sec. 430-10 I., Sec. 430-35 Cols. 10 & 13.

Carried from October 20, 2021 for announcement of new hearing date: December 8, 2021, 7:00 PM. This will be a virtual meeting.

Application 20:20, Jehad Zeidan, 250 Park Road, Block: 98 Lot: 51.03 Zone: R-1
'D' Variance to legalize and relocate a gravel driveway and park a trailer on the proposed gravel driveway contrary to Sec. 430-25.C.

Carried from October 20, 2021 for announcement of new hearing date: February 9, 2022 7:30 PM.

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 October 20, 2021 for announcement of new hearing date: February 9, 2022 7:30 PM.

Application 21:49 Sean and Linda McKenna, 169 Rainbow Trail, Block: 113 Lot: 2 Zone: R-3
'C' Variance to legalize an existing 490 sq. ft. driveway expansion contrary to Sec. 430-275. X.
and Sec. 430-35 Col. 13.

Property Owner, Linda McKenna, was sworn by the Board Attorney and testified that when the home was purchased the driveway existed but was in bad shape. Years ago, she took 25 ft. off the rear of the driveway and repaved the driveway last year.

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.

Mr. Joskowitz made a recommendation to approve the application.

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

Application 21:68, Lawrence Zeh, 13 Carriage House Road, Block: 43 Lot: 4.01 Zone: R-3
'C' Variance to construct an open deck and stairs contrary to Sec. 430-35 Cols. 4 & 13 and
Sec.430-10 I.

Property Owner, Lawrence Zeh, was sworn by the Board Attorney and testified that the property is undersized and on a corner lot. The proposed deck will be screened by two pine trees and used to entertain.

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.

Mr. Reddy made a recommendation to approve the application.

Mr. Berkowitz made a motion to approve the application subject to township engineer....
Pipe. Second Joskowitz.

Approved by all.

Application 21:70, James Johnson, 31 Vail Road, Block: 561 Lot: 15 Zone: R-4
'C' Variance to construct a patio expansion; gazebo on an existing open deck and 6 ft. high,
solid fence contrary to Sec. 430-35 Cols. 4, 9, & 10; Sec 430-11. A. & B.

Property Owner, James Johnson, was sworn by the Board Attorney and testified that he would like a 6 ft. solid fence due to his child's special needs. Additionally, it will provide

safety and privacy. He lives on a corner lot and Pawnees Avenue is a cut through road for buses. There is an existing fence along Pawnee Avenue.

The property owner agreed to a 5 ft. solid fence with 1 ft. lattice installed 10 ft. from the curb and plant some trees in front of the fence.

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.

Mr. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Application 21:59, Teva Pharmaceutical, 400 Interpace Parkway, Block: 136 Lot: 43.05
Zone: SED-5, 'C' Variance to install signage.

Attorney, Joseph O'Neill, was present on behalf of the applicant to install two directional signs.

Witness, Edwin caballero, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, aerial of the subject lot and surrounding area. The existing signs totaling 15 are building and identifying signs.

Exhibit A-2, Monument Detailed Sign. 4 ft. ??? x ? signs will be located on the north and south sides of the building. Signs will be 54.7 sq. ft. White alum. And will not be seen from Upper Pond Road.

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.

Mr. Willans made a recommendation to approve the application.

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

Application 21:53, Arya Village, LLC, 1571 Route 46, Block: 726 Lot: 1 Zone: B-2
D Variance for a doggy day care facility.

Attorney, Joseph O'Neill, was present on behalf of the applicant for an overnight doggy day care in the basement of the building,

Rupal Patel, owner of building, was sworn by the Board Attorney and testified that handlers will go out to the client's car and pick up the dogs. The dog will also

Eight staff members. 6 am through 8 pm. Two shifts. Overnight shift will have six employees. Saturday hours will be 12-4. They can handle 100 dogs. Emergencies are handled by an employee who will watch cameras from home. The operations will be within the building. This includes exercise, bathroom, etc. The employees will be licensed. There are grooming services for dogs who stay more than three days.

Two rooms on the first floor will be for temperament testing.

The first floor contains a dance studio. The basement is currently storage.

All prior approval that have not been addressed will be made a condition of approval.

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

Witness, Ryan McNutt, Licensed Professional Planner and Architect was sworn by the Board Attorney and testified to the temperament testing area.

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

Witness, Michael Pessalno, Licensed Professional Planner was sworn by the Board Attorney and presented Exhibit A-1, Eight pages of maps and photos.

Page 1 Tax Map.

Page 2 Aerial Photo of subject lot and surrounding area.

Page 3 Land Use Map.

Page 4 Zoning Map.

Page 5 Aerial Photo of subject lot looking west.

Page 6 Aerial Photo of subject lot looking south.

Page 7 Aerial Photo of subject lot looking northwest.

Page 8 Aerial Photo of subject lot looking north.

The positive and negative criteria were presented.

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.

A motion was made to go into conference to speak of reasons to approve or deny the application.

Motion Mr. Willans second by Mr. Joskowitz.

Motion to adjourn.