

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 3, 2022 at 7:30 P.M.**

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

Also Present: John T. Chadwick, IV Board Planner
Chas Holloway, P.E., Board Engineer
Peter J. King, Esq. Board Attorney

Absent: Mr. Mazzarella

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

Application 22:35, NY Renaissance, 1209 Littleton Road, Block: 199 Lot: 48.1 Zone: R-3
Major Soil Moving Permit for previously approved Application 19:63 for preliminary and final major site plan.

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

Approved.

Application 22:02, Irfan Hassan, 188 Edwards Road, Block 698 Lot: 31 Zone: R-3
'C' Variance to construct a new two-story, single-family dwelling with attached garage contrary to Sec. 430-35 Col. 3 and Sec. 430-275. X.

Resolution to be memorialized at the following meeting.

Application 22:36, Ricardo Chau, 5 Old Chester Road, Block: 492 Lot: 14 Zone: R-3
'C' Variance to construct a one-story addition and patio contrary to Sec. 430-35 Col. 13.

Resolution to be memorialized at the following meeting.

Application 22:23, Krishna Rana, 9 Ronald Road, Block: 590 Lot: 11 Zone: R-4
'C' Variance to install a patio contrary to Sec. 430-35 Cols. 8 & 13.

Resolution to be memorialized at the following meeting.

Application 22:29, Joseph & Debra Dembek, 16 Farrand Drive, Block: 708 Lot: 19 Zone R-3
'C' Variance to construct a one-story addition with wet bar; two concrete 18 sq. ft. stoops and one 24 sq. ft. concrete stoop.

Resolution to be memorialized at the following meeting.

Application 22:28; Joseph Puso, 2 Lake Place; Block: 441 Lot: 20 Zone: R-3
'C' Variance to construct an open deck with stairs contrary to Sec. 430-35 Cols. 8 & 13 and Sec. 430-10. I.

Resolution to be memorialized at the following meeting.

AGENDA

Application 22:18 Deval Patel for JB 16 Properties Trust, 16 Robert Street; Block: 733 Lot: 8 Zone: R-2; 'C' Variance to construct two one-story additions; shed and pad for firewood contrary to Sec. 430-35 Cols. 4, 9, 10 & 13 and Sec. 430-10. I.

Property owner, Deval Patel, was sworn by the Board Attorney and testified that he would like to construct the additions for his growing family. Additionally, the existing home does not have a basement and needs the shed for storage.

The property owner will comply with the memo of the Township Engineer.

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

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

Mr. Kaplan made a recommendation to approve the application.

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

Approved by all.

Application 22:22, Sandeep Mehta, 17 Erica Way, Block: 734.06 Lot: 3 Zone: PRD-2,
'C' Variance to legalize a paver patio and gravel walks; paver driveway expansion (right side); paver and gravel driveway expansion (left side); 9 ft. high fence (6 ft. solid fence with 3 ft. faux green fencing) contrary to Sec. 430-11. A.; Sec. 430-35 Cols. 8, 9 & 13; Sec. 430-275. H. & X.

Property owner, Sandeep Mehta, was sworn by the Board Attorney and testified that some of the coverage existed when the home was purchased and didn't realize a permit was necessary for the other work performed.

The applicant was asked about the Township Engineer's memo and what he has done in response. In addition, he was told to move his fence onto his property and remove the top 3 ft. to conform with the zoning ordinance.

The application was carried to December 7, 2022 without further notice and with all required extensions to give the applicant time to speak with a professional about stormwater management measures.

Application 21.63, Chick-fil-A, 1180 Route 46, Block: 715 Lot: 11.1 Zone: B-2
Preliminary and Final Site Plan 'C'/'D' Variance for a restaurant with drive through lanes.

After consideration, the applicant agreed to close the Condit Avenue access point to vehicles visiting the site. It will be replaced with grass pavers and a chain for emergency vehicle access only. An exhaust system will be installed and the applicant will work with the Township Forester to create a landscape plan.

Mr. Reddy made a motion to approve the application subject to trash collection as discussed; work with the Township Forester with landscaping; lighting and hours of operation as discussed; EV charging spaces; sidewalks; an exhaust system and police traffic control; second by Mr. Joskowitz.

Approved by Berkowitz, Joskowitz, Kaplan, Reddy, Willans, Iracane

Denied by Snyder

Application No. 22:19, 50 Lackawanna Avenue LLC, 50 Lackawanna Avenue, Block: 135 Lot: 2
Zone: SED-5A, Site Plan/D Variance for outdoor storage of shipping containers.

Attorney, Joseph Papparo, was present on behalf of the applicant for 25 existing storage containers to remain on the property.

Witness, Somath Hasin, Representative of company, Earth Friendly Products, was sworn by the Board Attorney. Ms. Hasin and her family have operated a business at this location for the last ten years that manufactures cleaning products. Because of the covid pandemic, there has been an increase in the need for cleaning products, which has increased the need for packaging material for the cleaning products. The proposed containers will store the packaging material only, no chemicals. Hours of operations 6:30 am-3:30 pm, Monday through Friday. There are more than 119 parking spaces for 37 employees.

Exhibit A-1, Photos of storage trailers was presented. It was noted that one trailer is used for recycling.

Witness, Matthew Kunsman, Licensed Professional Engineer, was sworn by the Board Attorney.

Exhibit A-2, Site Layout, was presented to illustrate the location of the storage containers. The site and surrounding area were described for the Board. The containers along Lackawanna Avenue will be relocated in a fashion where only one container could be visible vs. seven. There are 147 spaces on the site where 27 is required. The applicant will comply with the recommendations of the Board Planner and Engineer as well as the Sewer Department.

The applicant agreed to 22, 9 ft. x 40 ft. storage containers to be located at the rear of the building.

Witness, John Taikina, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria.

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

Motion to adjourn.