

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 14, 2022 at 7:30 P.M.**

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

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

Absent: Mr. Iracane, Mr. Berkowitz

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 22:02, 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.

Mr. Willans made a motion to approved the resolution, second by Mr. Joskowitz

Approved by all.

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.

Mr. Willans made a motion to approved the resolution, second by Mr. Joskowitz

Approved by all.

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.

Mr. Willans made a motion to approved the resolution, second by Mr. Joskowitz

Approved by all.

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.

Mr. Willans made a motion to approved the resolution, second by Mr. Joskowitz

Approved by all.

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.

Mr. Willans made a motion to approved the resolution, second by Mr. Joskowitz

Approved by all.

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.

Mr. Willans made a motion to approved the resolution, second by Mr. Joskowitz

Approved by all.

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.

Mr. Reddy made a motion to approved the resolution, second by Ms. Snyder.

Approved by all.

### **MEETING CALENDAR**

Approval of the 2023 Meeting Schedule

### **AGENDA**

Application 22:33, Phillip Dalo, 132 Rainbow Trail, Block: 112 Lot: 7 Zone: R-3  
'C' Variance to construct a shed on a foundation pad contrary to Sec. 430-35 Cols. 8 & 13.

Property owner, Phillip Dalo, was sworn by the Board Attorney and testified that when  
the property was purchased it was already over on coverage and is an undersized lot.

The rear yard slopes and the location of the shed is the flattest area. Mr. Dalo will comply with the conditions of the Township Engineer.

Mr. Kaplan opened to the floor to the public to ask questions of the witness.

Mr. Kaplan opened the floor to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Application 22:38, Akshaya Patel, 47 Rockaway Boulevard, Block: 552 Lot: 8 Zone: R-4 'C' Variance to legalize a concrete patio & walks and construct walks contrary to Sec. 430-35 Col. 13.

The applicant and applicant's engineer stated they met with Paul from the office of the Township Engineers at the subject site. Per the township engineer's office, there is nothing that can be done to mitigate the water concerns therefore, the applicant is withdrawing the application. The concrete patio and walk had been removed. A letter will be sent requesting the application to be withdrawn.

Application 22:41, Kevin Long, 5 McClintock Place, Block: 76 Lot: 1 Zone: R-3 'C' Variance to construct a shed; relocate a deck landing and stairs (deck previously approved); install a new driveway contrary to Sec. 430-35 Col. 4, Sec. 430-10. C., Sec. 430-275. X.

Property owner, Kevin Long, was sworn by the Board Attorney and testified that he would like to relocate his deck stairs from the north side of the property. The shed will be for storage and the driveway would be to the rear of the house, which is on Porter Place, and is a dead-end street. As a condition, shrubs will be planted between the shed and the neighbor's property.

Mr. Kaplan opened the floor to the public to ask questions of the witness.

Mr. Kaplan opened the floor the public to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

Ms. Snyder made a motion to approve the application subject to shrubs planted between the shed and neighbor's yard; second by Mr. Joskowitz.

Approved by all.

Application 21:45, Sunken Patel, 107 Harrison Road, Block: 234 Lot: 15 Zone: R-4  
'C' Variance to legalize a shed & patio and to install a patio expansion contrary to Sec. 430-10 C (shed side and rear yards); Sec. 430-35 Cols. 8, 9 & 13.

Carried from July 13, 2022

Mr. & Mrs. Patel appeared however, Paul from the office of the Township Engineer did not provide a written response regarding the water runoff concerns onto the neighbor's property. The application was carried to January 25, 2023.

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.

Carried from May 4, 2022

Attorney, Dave Brady, was present on behalf of the applicant for a Use not permitted in the zone.

Property owner, Jehad Zeidan, was sworn by the Board Attorney and testified that he purchased the lot in 2016. The property was described as being long and narrow with a home situated to the rear of the property near the Route 80 sound barrier. The property is 'L' shaped, sloped and uneven with a circular driveway and large play area for the applicant's children. A trailer which is not closed in is stored on stone within the front yard setback and is used to transport a racecar to events. The racecar itself is otherwise stored in his garage. The applicant stated he would reduce the gravel area because the location for the trailer is the flattest area in the yard

Witness, John Ferrante, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the new plan titled Exhibit A-1.

Discussion took place regarding other possible locations for the trailer.

Mr. Brady stated he received a letter from the water department approving the location of the trailer which he will submit.

The application was carried to January 25, 2023

Application 22:42, 11 Waterview Blvd. LLC, 11 Waterview Boulevard., Block: 421.4 Lot: 4  
Zone: POD, 'C' Variance to install wall sign.

Attorney, Steve Tombalakian, from Weiner Law Group, was present on behalf of the applicant.

Sign contractor, Michael Mark, and tenant, Jemario Bibbs, were sworn by the Board Attorney.

Mr. Bibbs testified that he is part of an investment team and that when he first started out, they were a first-floor tenant but have since expanded to another floor. They would like to have signs on the three street frontages at a height where they can be seen. The allowed sign height is 25 ft. however, the building height exceeds 25 ft.

Contractor testified to the signs.

Mr. Kaplan opened the floor to the public to ask questions of the witness.

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

Approved by all.

Motion to adjourn.