

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 21, 2022 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzearella,
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. Parikh

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

Mr. Berkowitz participated through a Zoom session.

Application 22.21, Alex Martinez, 90 St. Johns Avenue, Block: 79 Z Lot: 4 Zone: R-3
'C' Variance to construct a front open deck/porch, no stairs contrary to Sec 430-35 Col. 4 (St. Peters Road & St. Johns Avenue).

Property owner, Alex Martinez, was sworn by the Board Attorney and testified that his lot is undersized and fronts St. Johns Avenue, St. Peter's Road and Ridgewood Avenue. Since the existing stairs to the existing entrance are falling apart the applicant would like to replace them with a deck, no stairs. The home has a second access point facing St. Johns Avenue.

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

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

Mr. Willans made a recommendation to approve the application.

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

Approved by all.

Application 22:43, Samirbhai Patel, 6 Quaker Road, Block: 325 Lot: 7.03 Zone: R-4
'C' Variance to construct a two-story addition; one-story addition and driveway expansion contrary to Sec. 430-35 Cols. 4 & 10.

Property owner, Samirbhai Patel, was sworn by the Board Attorney and testified that since the purchase of his home, four of the homes occupants now drive. Because all four own a car, the existing one car garage and driveway are not large enough to allow the cars to be parked off the street. The applicant wishes to construct a construct a ft. two-story addition consisting of a garage and second floor master suite master suite. Also proposed is a one-story addition for a family room and driveway expansion.

The applicant agreed to comply with the comments of the Township Engineer.

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

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

Mr. Reddy made a recommendation to approve the application

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

Approved by all.

Application 22:46, Maria Pappas, 19 Trouville Drive, Block: 753 Lot: 40 Zone: R-2
'C' Variance to construct a shed and patio contrary to Sec. 430-35 Cols. 10 & 13.

Property owner Maria Pappas, was sworn by the Board Attorney and testified that her parents are the original owners of the home and have not made updates to the property. The applicant would like to construct a shed for storage and paver patio for the family while enjoying the outdoors.

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

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

Mr. Willans made a recommendation to approve the application,

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

Approved by all.

Application 22:47, Constance Schlette, 24 Simpson Avenue; Block: 58 Lot: 1 Zone: R-3
'C' Variance to install two (2) air conditioning units contrary to Sec. 430-35 Col. 8

Property owner, Constance Schlette, was sworn by the Board Attorney and testified that she lives in Mt. Tabor and would like to install two condenser unit to the rear of the home where as no other location was possible.

Mr. Reddy made a recommendation to approve the application.

Mr. Willans motion to approve the application; second by Mr. Reddy.

Approved by all.

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 22, 2022.**

Jerome Vogel, Attorney from Jeffer, Hopkinson & Vogel, was present on behalf of the applicant for the continuation of the application.

Witness, Jeremy Ragsdale, Member of the entity and fact witness, was sworn by the Board Attorney and testified that 40 projects, in 14 states, have been constructed over the last 15 years along the east coast. Independent living allows residents to move in and enjoy the services and as they age and their needs change, they would move into the assisted living or memory care.

A social network provider will host events such as classes, fitness, drives, etc. where the surrounding residents are welcome to join.

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

Opposition Attorney, James Bryce, asked about the proposed age restriction; care of the residents; listen to recording.

Pam McDonald, 11 Fieldcrest, asked about a marketing report and if the age requirement will apply to affordable housing; what happens with residents if they run out of money or memory care of assisted living units are not available.

Nick Homyak, 26 Oneida, asked about the fee; gas carts; noise.

Cyrus Pares? 1 Kenneth Lane, asked about traffic on Littleton.

Kelsey Zigarelli, 10 Exeter asked about noise.

Britney Polizzotti, Lake Shore, asked about the age limit; licensing.

Nick Patel, Alloway road? Asked by lot sizes of surrounding properties.

Nathan Frantan, 9 Rita Drive, asked if a traffic impact study had been performed; walls.

Frank Madia, 6 East Brooklawn, asked about benefits to the existing residents.

The Board took a five-minute break then reconvened.

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

Nick Napalitano, 17 Rita Drive, was sworn by the Board Attorney and spoke in opposition of the application.

June Madia, 6 East Brooklawn, was sworn by the Board Attorney and spoke in opposition of the application.

Britney Polizzoit, 481 Lake Shore Drive, was sworn by the Board Attorney and spoke in opposition of the application.

Robert 31 Fieldcrest, was sworn by the Board Attorney and spoke in opposition of the application.

Pat Maisic 16 Hennion drive, was sworn by the Board Attorney and spoke in opposition of the application.

Nick Homyak, 26 Oneida, was sworn by the Board Attorney and spoke in opposition of the application.

Tim Baxter, 14 Hennion, was sworn by the Board Attorney and spoke in opposition of the application.

Opposition Attorney, James Bryce, summed his case.

Attorney Jerome Vogel summed his case.

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

Mr. Kaplan made a motion to deny the application; second Mr. Joskowitz.

Denial approved by all.

Motion to adjourn.