

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 2, 2022 at 7:30 P.M.**

Members Present: Mr. Joskowitz, Mr. Mazarella, Mr. Parikh, Mr. Reddy,
Mr. Iracane

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

Absent: Mr. Berkowitz, Mr. Kaplan, Snyder, 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.

CORRESPONDENCE

Correspondence received from Gregg Trautmann of Trautmann & Associates dated October 27, 2022 requesting Application 22:48 be carried to February 15, 2023 without further notice and with all required extension through March 8, 2023.

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

Approved by all.

Correspondence received from Joe O'Neill of Garofalo & O'Neill dated November 1, 2022 requesting Application 22:37 be carried to February 8, 2023 with notice and all required extensions.

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

Approved by all.

RESOLUTIONS

Application 22:31, Sebastian Parco, 20 Arnold Drive, Block: 698 Lot: 67 Zone: R-3
'C' Variance to install a 6 ft. high solid fence contrary to Sec. 430-11. A. & B.

Mr. Joskowitz made a motion to approved the resolution: second by Mr. Reddy

Approved.

Application 22:39, Calixtus Antony, 6 Upper Rainbow Trail, Block: 117 Lot: 6 Zone: R-3
'C' Variance to construct a new two-story, single-family dwelling; proposed second story deck; necessary retaining walls; existing first story deck to remain; existing dock to remain contrary to Sec. 430-35 Cols. 2, 3, 4, 5, 6, 7, 8, 9, 10 & 13; Sec. 430-10 I.; Sec. 430-11. A.

Mr. Joskowitz made a motion to approved the resolution; second by Mr. Reddy

Approved.

Application 22:24, Mary Ellen Simpson, 14 Brentwood Drive, Block: 168 Lot: 58 Zone: R-3
'C' Variance to legalize an existing firepit and shed contrary to Sec. 430-10. C. and Sec. 430-35 Col. 9.

Mr. Reddy made a motion to approve the resolution; second by Mr. Parikh.

Approved.

Application 22:44, Bond Benton, 130 Fox Hill Road, Block: 107 Lot: 5 Zone: R-3
'C' Variance to construct an open deck with stairs contrary to Sec. 430-35 Cols. 8 & 13.

Mr. Reddy made a motion to approve the resolution; second by Mr. Parikh.

Approved.

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.

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

Approved.

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

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

Approved.

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.

Resolution to withdraw

Mr. Juskowitz made a motion to approve the resolution; second by Mr. Mazzarella

Approved.

Application 21:66, C.A.C. Management Co, LLC, 5 Georgene Court, Block: 365 Lot: 9
Zone: R-4, 'D' Variance to legalize a two-family home.

Resolution to withdraw

Mr. Reddy made a motion to approve the resolution; second by Mr. Juskowitz.

Approved.

AGENDA

Application 22:27, John & Elizabeth Jimenez, 2 Larkspur Drive, Block: 698.4 Lot: 1 Zone R-3
'C' Variance to construct a second story open deck with spiral staircase and legalize the following: one-story addition (shed); patio/outdoor kitchen/barbecue area with 3.7 ft. high retaining wall with trellis on top; sandbox for swing set; fire pit gravel area and two benches; 3.58 high walls contrary to Sec. 430-35 Col. 4 (fire pit), Col. 5 (addition), Col. 8 (benches, gravel, sandbox).

Property owner John Jimenez, was sworn by the Board Attorney and testified that he lives on a corner lot and needs a front yard variance for a fire pit. Because the fire pit is located in an easement, it will be subject to JCPL approval who may require it be removed. A shed was constructed around the pool equipment and contains the pump and electrical items. A second story deck will be constructed of wood with paver block below.

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

Approved by all.

Application 22:40, Krunal Raval, 187 Lake Shore Drive, Block: 609 Lot: 1 Zone: R-4

'C' Variance to construct a one-story addition with second story balcony above; one-story covered porch; reconfigure front landing and stairs; front walk; three bay windows and two air condition units contrary to Sec. 430-35 Col. 4 (Lincoln Avenue & Lake Shore Drive) and Sec. 430-10. F.

Property owner, Krunal Raval, was sworn by the Board Attorney and testified that she lives in a bi-level on a corner lot. The proposed addition will provide small rooms for her parents and grandmother who live with her. The bay windows will be installed with benches for them to comfortably sit and read. The kitchen will be expanded over an existing patio with a deck constructed above. The applicant has spoken with and agreed to work with the Township Engineer in regard to stormwater and a possible soil moving permit.

It was noted that no members of the public were present.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application subject to the review of the Township Engineer; second by Mr. Joskowitz.

Approved by all.

Application 22:48, Peter Celencevicius, 50 Aldine Road. Block: 340 Lot: 8 Zone: R-4
'C' Variance to legalize a shed contrary to Sec. 430-10. C.

Application 22:37, 240 Littleton LLC, 240 Littleton Road, Block: 412 Lots: 8 & 9 Zone: O-1
Preliminary and Final Site Plan/'C'/'D' Variance to construct a 3-story, multifamily residential building.

Motion to adjourn.