

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

Members Present: Mr. Berkowitz, Mr. Mazarella, 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. Joskowitz, Mr. Kaplan,

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 22:27, 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).

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

Approved.

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.

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

Approved.

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.

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

Approved.

#### **AGENDA**

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. **Carried from August 3, 2022**

Property Owner, Naiya Mehta, was sworn by the Board Attorney. The applicant met with  
the Township Engineer but a report has not been issues.

Mr. Reddy made a motion to carried the application to February 15, 2023 without further  
notice and with all required extension; second by Mr. Mazarella.

Approved by all.

Application 22:52, Mae Anne Delos Santos, 52 Hawkins Avenue, Block: 716 Lot: 16 Zone: R-3  
'C' Variance to construct a patio contrary to Sec. 430-35 Cols. 8 & 13.

Property owner, Mae Anne Delos Santos, was sworn by the Board Attorney and testified  
that she had a permit for an existing shed but has since added a shed per the memo of the  
Engineering Department.

Discussion took place regarding the age of the survey and the Township Engineers memo.

Ms. Snyder made a motion to carry the application to February 15, 2023 without further  
notice and with any required extension; second by Mr. Reddy.

Application 22:56, James Caputo, 7 Ute Avenue, Block: 565 Lot: 10 Zone: R-4  
'C' Variance to legalize a shed contrary to Sec. 430-10. C.; Sec. 430-35 Cols. 10 & 13.

Applicant, James Caputo, was sworn by the Board Attorney and testified that the home  
belongs to his grandparents. The shed could not go into the backyard because the yard  
slopes and cannot go next to the garage without cutting down a tree. The memo of the  
Township Engineer states that the driveway is larger than the survey indicates and it was

explained that the driveway was made a little larger due to correcting the drainage. The shed was installed in 2019 without permits.

Mr. Willans made a motion to carry the application to March 22, 2023 to allow the applicant to speak with the Township Engineer and supply pictures; second by Ms. Snyder.

Application 22:34, Edwards Holding, 986 Edwards Road, Block: 766 Lot: 16 Zone: LIW-2/R-3, 'D' Variance to operate a transmission repair shop.

Attorney, Rosemary Stone Dougherty, was present on behalf of the applicant for a Use not permitted in the zone.

Witness, Brad McDermott, Owner/Operator of Tri-County Transmission, was sworn by the Board Attorney and testified that 90% of his customers drop off their transmissions for repair. He has been operating at this site since 2020 and was informed that his use is not permitted in the zone. There is no storage of vehicles, there are two bays and eight parking spaces, which are located in front of the bays and to the rear of the building. The applicant has three employees and operating hours are 7:30am-5:30 pm, Monday through Friday with half days Saturdays. Fluids are put into an approved EPA tank and when it is approximately 2/3 full the fluids are taken away. No bodywork nor oil changes are performed at the site.

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

Witness, Alexander Dougherty, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-1, A 10-page document consisting of a zoning map; survey and aerial photos of the subject site from different views.

Each page was described. The positive and negative criteria were presented.

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. Willans made a recommendation to approve the application.

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

Approved by all.

Motion to adjourn.