

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

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

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 19:21, Pacific Outdoor Advertising, 299 Littleton Road, Block: 395 Lot: 1 Zone: B-2 Preliminary and Final Major Site Plan w/'C'/'D' Variance to construct a billboard.

Denial of application.

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

Approved

AGENDA

Application 22:30, Chad Hembree, 578 Lake Shore Drive, Block: 360 Lot: 21 Zone: R-4 'C' Variance to construct an open deck with landing and stairs; entranceway (no roof) with stairs to rear and stairs to front contrary to Sec. 430-35 Cols. 8 & 13 and Sec. 430-10. I.

Carried from October 12, 2022

Property owner, Chad Hembree, was sworn by the Board Attorney and testified that he has been in contact with the Township Engineer and is working with him on a plan for a rain garden. The downspouts and gutters will lead to the rain garden in the yard and the applicant agrees to comply with the Township Engineer to mitigate stormwater runoff.

Application carried to March 8, 2023 to give the applicant time to devise a stormwater plan.

Application 22:51, Lisa Vanderhoff, 72 Upper Rainbow Trail, Block: 117 Lot: 34 Zone R-3
'C' Variance to legalize a driveway, walk and two sets of stairs and construct a necessary retaining wall contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

Property owners, Lisa Vanderhoof and Ken Vanderhoof, were sworn by the Board Attorney and testified that their driveway, walkway and walls have been falling apart and their contractor did not realize permits were needed. They live in Denville and Denville does not require permits for replacement of the items. The proposed existed at the time the home was purchased in 1996. The driveway was not expanded, only paved. The property owner agreed to comply with the recommendations 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. Willans made a recommendation to approve the application.

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

Application 22:50, Shree Parsippany Developers, LLC, 1259-1269 Route 46, Block: 729 Lots: 6 & 6.01 Zone: O-3, Bifurcated 'C'/'D' Variance to construct a sports entertainment venue.

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant.

Witness, Todd Waldo, Top Golf Representative, was sworn by the Board Attorney and testified to the sports venue with many locations around the country. The proposed contains a three-story structure with 102 bays that hold 6-8 people each, a rooftop terrace, food and beverage services and an outdoor patio. The bays are climate controlled for year around comfort and the venue is not only geared toward individuals, but also families and for private parties.

Exhibit A-1, A slide show was presented to illustrate the location of the proposed, the purpose of the venue, the interior and private event space. Lights are mounted under the canopies pointing downward and there will be buffering of the Route 46 roadway. Hours of operation are Sunday through Thursday, 9:00 am-12:00 am. Extended hours are also offered. The highest point of the sign facing Route 80 is 56 ft. in height. A monument sign will be located at Route 46 and a third sign will be located at the end of the outfield which will face the golf bays and is one sided. The two existing access points will remain, one being a right turn in, the other a right turn out. Netting will be installed on 170 ft. poles. The route 80 side of the structure is considered the front of the building and 385 parking spaces

will be provided. Security remains on site at all hours, maintenance takes place while the facility is closed and lighting will not spill over into the residential properties across Route 80.

Exhibit A-2, Netting. Netting is inspected each day.

Once the facility is constructed, they will employ 400 employees. Up to 125 employees will be necessary weekend evenings with peak time attracting up to 1,000 visitors.

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

Witness, Josh Kline, Licensed Professional Engineer, was sworn by the Board Attorney and testified that the impervious coverage will be reduced and described the signage. Proposed is a monument sign that will be located at the entrance; a sign within the netting area and a sign facing route 80. The sign facing Route 80 is a 50 ft. tall pilon sign and the outfield sign will be visible from inside the facility only.

The applicant agreed to comply with the comments of the Board Professional

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

Witness, Matthew Seckler, Licensed Professional Traffic Engineer, was sworn by the Board Attorney and testified to the access points to and from the site. Peak hours will be outside the hours of the surrounding businesses and the DOT right of way will not change. The reason for the location of the structure is that the width of the building did not allow traffic to safely enter the lot if the building was located at Route 46. Whereas 249 spaces are required, 385 exist. 28 spaces are also proposed.

As condition of approval, should parking be an issue after they open, they will come back for offsite parking approval. They will also work with the police for a traffic plan when first open.

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

Witness, TJ Ricci, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria and reviewed the requested variances.

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

Applicant agreed to remove the pilon sign from the application

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

Approved by all.

Motion to adjourn.

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