

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 25, 2023 at 7:30 P.M.**

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

CORRESPONDENCE

Correspondence received from Robert Garofalo of Garofalo & O'Neill, dated January 6, 2023, advising that Application No. 22:55, CSH Parsippany, LLC, 1105, 1081 & 1902 Littleton Road, Block: 203 Lots: 1, 2 & 3, Beachwood Road, Block: 203 Lots 1.01 & 1.02 Zone: R-3, Preliminary & Final Major Site Plan, 'C'/'D' Variance, Major Soil Moving Permit for the construction of an assisted living facility consisting of 84 units has been withdrawn by the applicant.

Mr. Joskowitz made a motion to withdraw Application 22:55.

Approved by all.

Correspondence received from David Brady of Brady & Correale, dated January 23, 2023, advising that 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R-1 'D' Variance to legalize and relocate a gravel driveway and park a trailer on the proposed gravel driveway has been withdrawn.

Mr. Willans made a motion to dismiss Application 20:20; second by Mr. Joskowitz.

Approved by all.

RESOLUTIONS

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.

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

Approved by all.

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.

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

Approved by all.

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.

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

Application 22:54, Sridhar & Siva Parvathi Reddy, 21 Normandy Drive, Block: 754 Lot: 2 Zone: R-2, 'C' Variance to construct a two-story addition; one-story sunroom addition; one-story front roofed porch; second-story addition; open deck with stairs; in-ground swimming pool; pool patio & 6 ft. high solid fence contrary to Sec. 430-35 Cols. 4, 10 & 13; Sec. 430-11. A. & B. and Sec. 430-10 I.

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

Approved by all.

Application 22:61, Divya Patel, 190 Lake Shore Drive, Block: 605 Lot: 13 Zone: R-4 'C' Variance to construct a new two-story single-family dwelling contrary to Sec. 430-35 Col. 3 and Sec. 430-275. X.

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

Approved by all.

Application 22:67, Catherine Paraan, 10 Sparton Avenue, Block: 406 Lot: 13 Zone: R-3 'C' Variance to construct a one-story addition; one story addition for carport; shed; in-ground swimming pool; patio; pool equipment pad and fence contrary to Sec. 430-35 Cols. 5, 8, 10, 13 and Sec. 430-10. C.

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

Approved by all.

Application 22:72, Susan Lai, 270 Everett Road; Block: 222 Lot: 1 Zone R-4
'C' Variance to construct a driveway expansion contrary to Sec. 430-275. X.

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

Approved by all.

AGENDA

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 September 14, 2022

Mr. & Mrs. Patel were sworn by the Board Attorney and testified that everything was installed before the Township Engineer visited the site. Per the engineer, the applicant's property is lower than the neighbors, who is complaining of water on his yard due to the patio. The applicant agreed to remove two full rows of the paver patio block from the area by both fences and grow grass in its place. The pavers by the shed will also be removed.

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

David Murray, 109 Harrison Road, asked how the witness will control water flowing onto his property.

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

David Murray, 109 Harrison, spoke in opposition of the application.

Mr. Kaplan made a motion to approve the application subject to 2 ft. of pavers being removed from the area of the fences and around the shed; extend the underground piping system to the existing inlet and a new survey with the elevations after the work is complete; second by Mr. Joskowitz.

Approved by all.

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 September 14, 2022

Motion to adjourn