

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 15, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Reddy,
Ms. Snyder, Mr. Willans, Mr. Iracane

Also Present: Peter J. King, Esq. Board Attorney
Chas Holloway, P.E., Board Engineer

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

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

Approved by all.

RESOLUTIONS

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.

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

Approved by Berkowitz, Joskowitz, Kaplan, Reddy, Snyder, Willans, Iracane

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. **Approval to withdraw.**

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

Approved by Berkowitz, Joskowitz, Kaplan, Reddy, Snyder, Willans, Iracane

Application 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 to construct an assisted living facility consisting of 84 units. **Approval to withdraw.**

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

Approved by Berkowitz, Joskowitz, Kaplan, Reddy, Snyder, Willans, Iracane

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

Approved by Joskowitz, Daplan, Reddy, Willans, Iracane

AGENDA

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.

Carried from November 2, 2022

Property owner, Peter Celencevicius, was sworn by the Board Attorney.

Mr. Troutman, Attorney, was present on behalf of the applicant.

The shed has been on property for years and is in good condition. It is used for storage of yard equipment and his son's medical item. The neighbor closest does not have an issue with the shed and has a fence that is higher than the structure.

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

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

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

Approved by all.

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 December 7, 2022

Property owner, Sandeep Mehta, was sworn by the Board Attorney and testified that he did meet with the Township Engineer and is removing 1,269 sq. ft. of the gravel to reduce impervious surface and the remaining 1,150 sq. ft. of impervious will be mitigated through drywalls. The applicant stated that the fence does not belong to him. Gravel beside the driveway and around the four trees will be removed, as well as 3 ft. of pavers from the rear.

Mr. Mehta agreed to comply with the condition of the Township Engineer.

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

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

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

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.
Carried from December 7, 2022

Application 22:66, Robert Greenfield; 145 Lake Shore Drive; Block: 374 Lot: 1 Zone: R-4
'C' Variance to construct a detached garage contrary to Sec. 430-35 Cols. 8, 10, 13 and Sec. 430-10. I.

Property owner, Robert Greenfield, was sworn by the Board Attorney and testified that he will be removing the existing garage and construct the new larger garage. He also stated that the proposed garage is not 12.5 ft. wide but 10 ft. wide.

The application was carried to April 19, 2023 for the applicant to provide correct calculations of the proposed garage and have the township engineer re-review.

The application was carried without further notice and with required extensions.

Application 21.73, Ravi & Rajendra Amin, 162 Halsey Road, Block: 325 Lot: 2 Zone: B-4
Preliminary and Final Site Plan/'C'/'D' Variance to construct a multifamily, residential Building. **Carried from October 12, 2022**

Joseph O'Neill, Attorney from Garofalo & O'Neill was present on behalf of the applicant for a structure to be used as condos with a three-bedroom unit on the second floor and three-bedroom unit on the third floor.

Witness, Peter Korzen, License Professional Engineer, was sworn by the Board Attorney.

The existing conditions and surrounding area were described for the Board.

Proposed is a three-story condo building with asphalt driveway for two surface parking spaces as well as two ground floor garages.

Two doors to the rear of the structure will lead to a gravel area with two A/C units. A gravel walk and grass area are on either side of the building.

Necessary variances are:

Front yard setback at 26.2 ft. whereas 35 ft, is required.

Side yard at 3.1 ft. whereas 5 ft. is required.

Side yard at 8.1 ft. combine whereas 15 ft. is required.

Rear yard at 8 ft. whereas 15 ft. is required

Three stories, whereas 2 stories permitted.

Driveway set back 0 ft. whereas 5 ft. is required.

Driveway width of 40 ft. whereas 24 is permitted.

Lot coverage .

An existing tree in the rear will be removed.

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

Mary Purzycki, 273 Marcella Road, asked if the proposed building would have the same footprint as the existing.

Witness, Yogesh Mistry, Licensed Professional Architect, was sworn by the Board Attorney and present:

Exhibit A-1, Colorized Google and Aerial Views of the subject lot and surrounding businesses.

Exhibit A-2 Rendering of the proposed structure.

The first floor will be 1,945 sq. ft. and the second floor 1,823 sq. ft., for a total of 5,591 sq. ft.

Also proposed is a 287 sq. ft. balcony; separates on car garages and 2.5 bathrooms. Each unit is a mirror image of each other.

There will be one common stairway and a storage utility room in the rear.

Exhibit A-3, Rendering of the condo units.

Discussion took place regarding the lack of a review from the Fire District whereas the board is requiring it.

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

Mary Purzycki, 273 Marcella Road, asked the balconies,

Barbara Seaman, 360 Halsey Road, asked if they can lower the height of the building, and number of parking spaces.

The Board took a five-minute break then reconvened.

Mr. O'Neill requested an adjournment until the fire district responded.

The application was carried to May 3, 2023 without further notice and with required extensions.

Motion to adjourn.