

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 8, 2023 at 7:30 P.M.**

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

ANNOUNCEMENT

Application 22:73, Robert Connors, 154 Rainbow Trail, Block: 109 Lot: 27 Zone: R-3
'C' Variance to construct a two-story addition; second-story addition; balcony over open deck; expansion of the open deck with stairs & two A/C units contrary to Sec. 430-35 Cols. 4, 10, 13 and Sec. 430-10 I. **Application is carried to April 19, 2023 – 7:00 pm with no further notice, but with publication.**

CORRESPONDENCE

Correspondence received from Joseph O'Neill of Garofalo & O'Neill dated March 3, 2023 withdrawing Application 21:72, Ravi & Rajendra Amin, 32 Ludlow Road, Block: 326 Lot: 9 Zone: B-4, Preliminary and Final Site Plan w/'C'/'D' Variance for the construction of a multifamily residential building.

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 December 14, 2022

Property owner, Chad Hembree, was sworn by the Board Attorney, testified that he would like to extend his deck to meet the end of his home. Currently the deck is old and unsafe and will be rebuilt.

The front porch will be expanded as it is not large enough to safely open the front door.

The paver is proposed at 80 sq. ft and rain garden will be installed.

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 recommendation to approve the application.

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

Approved by all.

Application 22:53, Jatin and Nisha Patel, 29 Brandyn Lane, Block: 734.09 Lot: 15 Zone: PRD-2
'C' Variance to construct a patio; walks; open deck with stairs & seating wall contrary to Sec. 430-35 Cols. 9 & 13.

Property owners, Jatin and Nisha Patel, were sworn by the Board Attorney and testified that they have elderly parents who live with them and would like to install a patio for them to enjoy the outdoors. Piping will be installed underneath the paver patio to control stormwater runoff. The proposed walk will no longer run from the front walk to the patio, but will run from the driveway to the patio. A walk does not exist today but a stone path does.

The applicant will 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. Reddy made a recommendation to approve the application.

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

Application 22:57, Ali Raza Malik, 58 Pawnee Avenue, Block: 561 Lot: 29 Zone: R-4
'C' Variance to construct/legalize a new three-story single-family dwelling contrary to Sec. 430-35 Cols. 2, 3 & 11.

Property owner, Ali Raza Malik, was sworn by the Board Attorney and testified that the proposed home will be three stories. The attic is accessed by pull down stairs and will contain mechanical equipment.

The old house did not have a foundation, but a slab. They had to dig the foundation after taking down a wall however, a basement is not proposed.

The applicant 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. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Application 22:73, Robert Connors, 154 Rainbow Trail, Block: 109 Lot: 27 Zone: R-3
'C' Variance to construct a two-story addition; second-story addition; balcony over open deck; expansion of the open deck with stairs & two A/C units contrary to Sec. 430-35 Cols. 4, 10, 13 and Sec. 430-10 I. Carried to April 19, 2023 – 7:00 pm.

Application 22:75, Gavin & Valerie Spector, 6 West Heading Place, Block: 74 Lot: 8 Zone: R-3
'C' Variance to construct a new two-story single-family dwelling with attached three-car garage contrary to Sec. 430-35 Cols. 2, 3, 4, 5, 6, 7, 9, 10, 13; Sec. 430-275. H. and Sec. 430-275. X.

Property owners, Gavin & Valerie Spector, were sworn by the Board Attorney, and testified that they live on an undersized lot. The subject lot is vacant though did contain a home at one time that had burned in a fire.

The proposed home will not have a basement nor an attic, it will however fit in with the neighborhood.

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

Eric Munn, 6 Strowbridge Avenue, asked about the height of the home.

Witness, Brian Howells, Retired Architect, was sworn by the Board Attorney and testified that the roof is pitched at an angle due to a cathedral ceiling. The six windowed doors are to make the home fit into the neighborhood instead one large window.

Michele Munn, 6 Strowbridge Avenue, asked about the height.

Gabrilialia Sitalia, 71 East Morris Avenue, asked about the criteria it takes to approve an application.

Jason Castle, 10 W. Hedding Place, asked about lot coverage, height and driveway access.

Application carried to April 19th without further notice and any extension required. To give time for the applicant to provide the elevations.

Application 22:78, Gabriella D'Italia, 71 E. Morris Avenue; Block: 46 Lot: 8 Zone: R-3
'C' Variance to construct a one-story vestibule addition; landing and stairs; one-story addition; landing and stairs and open deck with stairs contrary to Sec. 430-35 Cols 10 & 13.

Property owner, Gabriella D'Italia, was sworn by the Board Attorney and testified that the existing entry is very small and she would like more room. There was brief discussion about the balance of the proposed.

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

Approved by all.

Application 22:76, Corigliano, 30 Intervale Road, Block: 448 Lots: 15 Zone: R-3
Preliminary Major Site Plan w/D Variance add a permanent structure and additional parking to a previously approved towing facility.

Application carried to May 17, 2023 without further notice and with required extensions. Down members and time.

Motion to adjourn.