

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, APRIL 19, 2023 at 7:30 P.M.**

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

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**

**AGENDA**

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.

**Carried from March 8, 2023**

Property owners Gavin & Valerie Spector, previously sworn, were present for the continuation of their application. An elevations plan was submitted to show the height difference from the neighbor's home.

Neighbor, Jason Castle, spoke of his concerns as being the proposed home is set back further than the others on the block.

Application carried to June 7, 2023 without further notice and with required extension.

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. 435-35 Cols. 8, 10, 13 and Sec. 430-10. I. **Carried from February 15, 2023**

Property owner, Robert Greenfield, previously sworn, was present for the continuation of the application. Submitted was the shed drawing with the dimensions from the company who will construct it. The shed will be used for storage of computer equipment. The applicant agreed to have windows installed in the shed. The roof will have gutters and downspouts.

Jeanne Kraft, 31 Highridge Road, asked why the witness would want windows in his shed.

Robert Fioretti, neighbor, asked about the stormwater runoff.

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

Kathy Reiley, 15 Dorthey Road, asked about the height of the shed.

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

The Board went into conference to speak of their reasons to approve or deny the application.

The application was carried to July 12, 2023 to give the applicant time to decide if he would like to propose something smaller or return with a professional.

Application 22:70, All About The Journey, LLC, 1035 Littleton Road, Block: 208 Lot: 85 Zone: R-3, Site Plan w/'D' Variance to operate a behavioral therapy office and site improvements. **Carried from March 22, 2023.**

Attorney, Steve Tombalikian, was present on behalf of the applicant to provide behavioral therapy for people with autism.

Witness, Mary Jo Walilko, was sworn by the Board Attorney and testified to the need for behavioral therapy for adults. To help them become independent, participate in the community and be a productive member of society. They are currently located in a church in Dover. The lower level will be dedicated to the clients to learn socialization. The upper level will be dedicated to learning skills to become productive citizens.

One to one ratio student/therapist. No state license is required. Currently five students. At any one time there can be 20 students though some may be out in the community or outside. The clients are brought there by their parents. Two facilities for children, one in cedar knolls and Rockaway.

The onsite parking will be used for drop off of clients. The employees will be picked up by a service. Hours 8.30-4.30. Clients are in the middle to high end spect. of autism.

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

Denise Michael, Fieldcrest, ask about other facilities offering the same service.

Robert Desarro, 31 Fieldcrest Road, asked about parking, number of clients, business plan.

Pam Macdonald, Fieldcrest, asked about the closing on the property.

Mr. Nguen, 50 Fieldcrest, Road asked about the clients being out in the community, licensing.

Mr. Fuca, 21 Fieldcrest Road, asked if currently operating at site.

Alvin Kaper, 41 Fieldcrest Road, asked about other properties for the use and growth.

Witness, Donna Bullock, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the site and its existing condition. Presented was sheet 2 of 4 from the site plan set. The driveway will be 24 ft. in width and contain eight parking spaces and one handicap space. A fence and paver patio are also proposed. The circular driveway will be removed as requested by county planning board. Coverage will be reduced to 34.3 %.

The applicant will comply with the conditions of the board engineer.

Three wall mounted lights, each 10 ft. high are proposed and will be put on a timer to shut off during overnight hours.

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

Robert Desarro, 31 Fieldcrest Road, asked about the driveway, fence, landscaping and trees.

Witness, John McDonough, was sworn by the Board Attorney and testified to the positive and negative criteria.

Exhibit A-1, Aerial & ground photos and land use map, were presented to the board and described.

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

Denise Michael, asked about services provided.

Robert Desarro, asked about the master plan goals that were presented.

Pam MacDonald asked about landscaping,

Application Carried to July 12, 2023 without further notice and required extension.

Application 21:71, Puddingstone Developers; 47, 53, 48 Beverly Street, Block: 7 Lots: 45.09, 45.10, 45.11 Zone: R-1; 'C' Variance for steep slope disturbance and walls.

Application carried to May 3, 2023 without further notice and with extensions for a new date and location for the application to be heard.

Motion to adjourn.