

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 12, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzarella,  
Mr. Parikh, 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: 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 22:32, Thomas Petruzzello, 15 Lake Drive, Block: 443 Lot: 1 Zone: R-3  
'C' Variance to construct an inground pool with surrounding patio; shed; gazebo (partially on patio); walks; paver fire pit 6 ft. high solid fence contrary to Sec 430-35 Col. 4 ( Shed, Pool Patio, Gazebo/Patio, Firepit/patio); 430-35 Col. 13; Sec. 43-11. A. & B. **NEW HEARING DATE WITH NOTICE.**

**MEETING CALENDAR**

Approval of 2024 Meeting Calendar

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

Approved by all.

**RESOLUTIONS**

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.

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

Approved by Berkowitz, Joskowitz, Mazzarella, Parikh, Reddy, Iracane.

Application 23:01, Aaron Gonzales, 42 Minnehaha Boulevard, Block: 535 Lot: 1 Zone: R-4  
'C' Variance to construct additions contrary to Sec. 430-35 Cols. 4, 5, 10 & 13; Sec. 430-275. X. & Sec. 430-10 I.

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

Approved by all.

Application 22:81, Salah Elzain, 880 Littleton Road, Block: 195 Lot: 39 Zone: R-3  
'C' Variance to construct a four-story, single-family dwelling with attached garage; covered porch; deck with stairs (patio below) & retaining walls contrary to Sec. 430-35 Cols. 1, 10, 11, 13 & Sec. 430-10 I.

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

Approved by all.

Application 22:37, 240 Littleton LLC, 240 Littleton Road, Block: 412 Lots: 8 & 9 Zone: O-1  
Preliminary and Final Site Plan/'C'/'D' Variance to construct a 3-story, multifamily residential building.

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

Approved by Berkowitz, Kaplan, Reddy, Iracane

### **AGENDA**

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 April 19, 2023**

Property owner, Robert Greenfield, previously sworn, testified that he is not using the shed to operate a business, but for storage for his business. The shed will be 3 ft. off the property line.

Currently the applicant stores his business items in a storage unit, but would rather store the items in the proposed shed.

The Board determined that the witness is operating a business out of his home.

The application was carried to October 18, 2023 without further notice, with extensions.

Mr. Parikh excused himself from the balance of the meeting.

Application 23:17, Marco Tucciarelli, 90 Morris Avenue, Block: 66 Lot: 2 Zone: R-3

'C' Variance to legalize a covered cellar entrance; addition for carport; paver driveway; paver walks contrary to Sec 430-35 Cols. 4, 5 (carport & cellar entrance); 6; 8 (left & right sides walks); 10 and Sec. 430-275. X.

Property owners, Marco and Carla Tucciarelli, were sworn by the Board Attorney and testified that he did not know permits were necessary for the work he performed.

The home was purchased in 2016. The covered porch was built in 2018 due to water getting into his basement.

Application carried to October 4, 2023, 7:00pm to allow time for the applicant to speak with the Township Engineer.

Application 23:23, Francisco Ramirez, 24 Lincoln Avenue, Block: 599 Lot: 17 Zone: R-4

'C' Variance to construct a patio and replace a front walk contrary to Sec. 430-35 Col. 13.

Property owner, Francisco Ramirez, was sworn by the Board Attorney and testified that his existing patio has cracks and uneven surface and wishes to replace it with pavers. He has owned the property 17 years and the patio existed at the time of purchase.

The patio did not appear on the existing survey but the applicant provided a picture.

Applicant agreed to remove an equal amount of gravel to bring down the coverage to the existing 47.25%.

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. Kaplan.

Approved.

Application 23:24, Vitaquest International, LLC, 100 Jefferson Road, Block: 737 Lot: 5 Zone: SED-5A, 'C' Variance to install signage.

Attorney, Arron Brottman, was present on behalf of the applicant.

Witness, Julio Hernandez, Sign Company, was sworn by the Board Attorney and testified that the building has an existing sign that faces Jefferson Road and would like a sign facing the highway. The is proposed at 29 ft. 1 in. high, will be internally lit, no glare and 160 sq. ft.

Witness, Kate Keller, Licensed Professional Planner, was sworn by the Board Attorney and testified to the requested variances, sign area, height, and positive and negative criteria.

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.

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 April 19, 2023.**

Steven Tombilikian, Attorney from Weiner Law Group, was present for the continuation of the application.

Exhibit A-2, Letter from Architect, Jorge Fenandez, stating the occupancy will be 18 persons per floor for a total of 36.

Exhibit A-3, Landscape Plan. The existing looped driveway/secondary access will be removed. The handicapped space will be reduced to required size. The three additional spaces originally proposed were removed and one EV space will be provided.

A 6 ft. fence will be installed around the side and rear yards.

Trees will be planted to provide screening to neighboring properties.

Exhibit A-4, Sign Plan.

A 68 in. x 20 in. sign will be mounted above the front door and a 2 ft. x 2 ft. pole mounted sign will be at the front of the property. The pole itself will be 6 ft. in height.

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

Robert Assero, 31 Fieldcrest, asked about parking, the structure,

James Rivas, 20 Fieldcrest Road, asked about room set up.

Albin Kasper, 41 Fieldcrest Road, asked about traffic,

Exhibit A-5, Landscape Plan highlighted around the parking spaces.

Application carried to November 8, 2023 for architectural representation.

Motion to adjourn.