

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 12, 2023 at 7:00 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.

AGENDA

Application 22:58, Lee Outdoor Advertising, LLC, 80 Mazdabrook Road, Block: 735 Lot: 2 Zone: COD, Preliminary and Final Major Site Plan w/'C/D' Variance for construction of a multi message off-premise advertising sign. **Carried from June 7, 2023**

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant and testified that the application was amended to lower the height of the sign from 80 ft. to 65 ft.

Witness, William Vogt, Licensed Professional Engineer, was sworn by the Board Attorney and testified that presented Exhibit A-1, Aerial Photo of the subject lot and surrounding area, which was described for the Board.

Exhibit A-2, Color Rendering of the Site Plan.

The sign will face Rout 80 traffic, east and west and will be 14 ft. by 48 ft. which is standard in size at a height of 65 ft. During evening hours, the sign dims, as well as during inclement weather.

Necessary variances are for sign area, height, width and setback, illumination and second principal use.

The applicant will comply with the conditions of the Board Engineer.

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

Witness, John McDonough, Licensed Professional Planner, was sworn by the Board Planner and spoke of the positive and negative criteria.

Exhibit A-3, Three Sheets of different views.

Sheet 1, aerial drone view of the subject site showing live of site from Care One.

Sheet 2, Ground view of memory care wing from down in Care One parking Lot.

Sheet 3, Ground view of memory care wing from Mazdabrook Road.

The sign message will not be seen by residents of Care One, though the structure itself will be.

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.

Frank Cahill, spoke in support of the application.

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

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

Approved by Berkowitz, Joskowitz, Parikh, Reddy Iracane.

Denied: Kaplan, Mazarella

Motion to adjourn