

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 26, 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
Roman Hirniak, 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

Application 23:20, Kiran Mody, 89 Leah Way, Block: 734 Lot: 87 Zone: Prd-2
'C' Variance to construct a sunroom addition contrary to Sec. 430-35 Col. 7.

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

Approved by all.

Application 23:18, Septilyani Jong, 11 Calumet Avenue, Block: 544 Lot: 8 Zone: R-4
'C' Variance to construct a driveway contrary to Sec. 430-35 Col. 13.

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

Approved by all.

Application 22:77, The Rose House, 929 Knoll Road, Block: 497, Lot: 10 Zone R-1
'C' Variance to legalize a shed and gravel driveway expansion contrary to Sec. 430-275. X.; Sec. 430-10 I. & 430-35 Cols. 10 & 13.

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

Approved by all.

Application 23:19, Par Troy Funeral Home, 95 Parsippany Road, Block: 226 Lot: 4 Zone: B-3
'D' Variance to install a shed and generator.

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

Approved by all.

Correspondence

Correspondence received from Irfan Hassan 188 Edwards Road, Block: 698 Lot: 31 Zone: R-3, requesting an extension of time to obtain permits for the construction of a new two-story, single family dwelling.

Mr. Berkowitz made a motion to approve a six-month extension; second by Mr. Joskowitz.

Approved by all.

AGENDA

Application 23:22, Sharon Martin, 66 River Drive, Block: 529 Lot: 3 Zone: R-4
'C' Variance to construct a two-story garage contrary to Sec. 430-35 Col. 4 & Sec. 430-13. B. (1).

Property owner, Sharon Martin & Contractor, Michael Cono, were sworn by the Board Attorney testified that the garage will be constructed on the existing driveway.

The applicant agreed to move the garage back 6 ft. from the property line, for a total of 18 ft., which allows for more space for parking. The applicant will speak with the Township Engineer regarding possible drainage issues and follow their recommendation.

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 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 May 3, 2023**

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant.

Witness, Peter Korzen, Licensed Professional Engineer, previously sworn, testified that the length of the building has been reduced by 2 ft. and shifted forward to match the building next door and the rear yard setback has been revised from 8 ft. to 11.6 ft. A drywell system will be installed in the front of the lot with downspouts.

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

Witness, Brittany Klimm, Licensed Professional Architect, previously sworn, testified that bedroom space has been reduced in order to reduce the length of the building. A fire escape has been added to the plans at the rear of the building.

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

Witness, Michael Pessolano, Licensed Professional Planner, was sworn by the Board Attorney and testified to the required variances and presented the positive and negative criteria.

Exhibit A-5, Four Sheets, Tax Map; Street View of subject site; Aerial View of subject site & Comparison of non, single-family sites along Halsey and Kingston Roads.

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.

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

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

Approved by all.

Application 23:06, Top Golf, 1259-1269 Route 46, Block: 729 Lots: 6 & 6.01, Zone: O-3, Preliminary and Final Major Site Plan w/'C' Variance to construct a sports entertainment facility.

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant.

Witness, Josh Kline, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Aerial view of the subject site and surrounding location.

Exhibit A-2 Colorized Site Plan.

The impervious will increase 200 sq. ft. and allow better access at the entrance and exit of Route 46.

Wall mounted sign details will be added to the final site plan per the Board Engineers request.

Lights will be dimmed after hours however, will remain on for 2 hours for daily maintenance.

Security lights will remain on.

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

Witness, Todd Waldo, Director of Real Estate for Top Golf, was sworn by the Board Attorney and testified that hours of operations has not changed from the previous application. Special Events were discussed as was accent lighting on the building.

Exhibit A-6, Photo of building with accent lighting.

The applicant will comply with recommendations of Board Planner & 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 motion to approve the application; second by Mr. Reddy.

Approved by all.

Motion to adjourn.