

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 13, 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**

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.

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

Approved.

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

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

Approved.

Application 23:30, Jesse Dubanowich, 7 Alpine Road, Block: 427 Lot: 1 Zone: R-3  
'C' Variance to install/replace a 6 ft. high, solid fence contrary to Sec. 430-11. A.& B.

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

Approved.

Application 23:32, Heny Boradia, 88 Fieldcrest Road, Block: 203 Lot: 12 Zone: R-3  
'C' Variance to construct a basketball court; irregular patio expansion and driveway expansion contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

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

Approved.

Application 23:35, Alfred Frontauria, 9 Marsha Terrace, Block: 765 Lot: 30 Zone: R-3  
'C' Variance to legalize a pool paver patio; legalize three retaining walls and propose a new curb a paver pool patio & three retaining walls and to construct a new curb contrary to Sec. 430-35 Cols. 8 & 13 and Sec. 430-11. C.

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

Approved.

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).

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

Approved.

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.

Approved.

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. **RESOLUTION OF DENIAL.**

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

Approved.

Application 23:14, Ryan Kelly, 85 Upper Rainbow Trail, Block: 116 Lot: 5 Zone: R-3  
'C' Variance to legalize a 6 ft. high, solid stockade fence contrary to Sec. 430-11. A & B.

Approved.

Application 23:28, Bethany Church, 419 East Halsey Road, Block: 742 Lot: 60 Zone: R-2  
'D' Variance to convert a single-family dwelling to a two-family dwelling.

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

Approved.

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. **RESOLUTION TO WITHDRAW.**

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

Approved.

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

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

Approved.

#### **AGENDA**

Application 23:16, 199 Pomeroy Parsippany Land Holdings, LLC, 199 Pomeroy Road,  
Block: 737 Lot: 3.1 Zone: SED-5, Site Plan w/D Variance to construct a ground mounted  
billboard sign.

Attorney, Mark Peck, was present on behalf of the applicant.

Witness, Tia Steinhardt, Representative of the Catalyst, was sworn by the board attorney and testified to the company and how they differ from other companies.

Exhibit A-1, Presentation of application.

A-2 Site Line was presented.

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

Witness, Michael Bowker, Licensed Professional Engineer, was sworn by the Board Attorney and presented the existing conditions plan, describing the surrounding area. Water drains from Pomeroy to a basin. Access is one way in, one way out and commercial properties surround the

site. The sign will be on the exit side of the property and will be 16 ft. from the edge of the cartway.

Necessary variances are for a second principle use; setbacks; illumination; height; width; sign area; the use itself. 93 trees will be removed. Site line analysis discussed. The sound wall barrier will block residential homes and apartments across the highway.

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

The Board took a 5 minute break then reconvened.

Witness, Golda Speyer, Licensed Professional Planner, was sworn by the Board Attorney and testified to Exhibit A-3, Aerial photo of the subject site and surrounding property.

A review of the requested variances was presented as were the positive and negative criteria.

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

Witness, Matthew Seckler, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the safety requirements of the proposed and accident data.

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, 90 East Halsey Road, spoke in support of the application.

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

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

Approved.

Denied: Kaplan.

Motion to adjourn.