

**SPECIAL MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 13, 2023 at 7:00 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 20:54, Danny Realty, 25 Route 46, Block: 770 Lot: 1 Zone: B-2  
Preliminary and Final Major Site Plan w/'C'/'D' Variance for a gas station and drive through restaurant.

Attorney, James Turtletaub of Turtletaub Law Firm, was present on behalf of the applicant after being referred back to the Board by the superior court judge to discuss the D3 positive criteria.

Witness, John McDonough, Licensed Professional Planner was sworn by the Board Attorney and presented Exhibit AR-1, 2 Aerial Drone Pictures of the Subject Site from different angles.

The proposed structure is 1475 sq. ft the property is 33,560 sq. ft. whereas 40,000 sq. ft. is required.

The positive criteria was presented.

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 speak of their reasons to approve or deny the application.

Mr. Kaplan made a motion to deny the application; second by Ms. Snyder.

Approved by Berkowitz, Kaplan, Snyder

Denied by Joskowitz, Reddy, Willans, Iracane

Motion to adjourn.