

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 20, 2023 at 7:00 P.M.**

Members Present: Mr. Berkowitz, Mr. Parikh, Mr. Reddy, 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: Mr. Joskowitz, Mr. Kaplan, Mr. Mazarella, Ms. Snyder

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 23:37, Cheryl Grossman, 3 Twin Oaks Court, Block: 479 Lot: 31 Zone: R-3
'C' Variance to legalize a paver driveway contrary to Sec. 430-275. H.

Property owner, Cheryl Grossman, was sworn by the Board Attorney and testified that the driveway opening existed when the home was purchased was told by her contractor that she did not need a permit to replace the driveway.

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

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

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

Application 23:36, Michael Savio, 18 Oneida Avenue, Block: 512 Lot: 13 Zone R-4
'C' Variance to legalize an air conditioning unit and oil tank contrary to Sec. 430-35 Col. 8.

Attorney, Frank Scagenalla, was present on behalf of the applicant.

Property owner Michael Savio, was sworn by the Board Attorney and testified that the AC compressor existed prior to the replacement and the oil tank was installed in 2021. The original oil tank was located inside the home and being it is the original install, he had concerns of the tank leaking.

Shrubs will be planted to buffer the tank and AC unit.

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

Approved by all.

Application 23:31, Chris & Sharon Gonnella, 15 Foote Lane, Block: 98 Lot: 34.07 Zone: R-3 'C' Variance to construct a raised deck with patio below; lower patio and stairs; side walk & 4 ft. high post and rail fence contrary to Sec. 430-35 Col. 13.

Attorney, John Gonnella, was present on behalf of the applicant.

Property owner, Chris Gonnella, was sworn by the board attorney and testified that the home was newly constructed when he purchased it. Because the rear yard slopes, there is very little area to use to entertain. The new deck will replace an existing deck the stone below where they will have a seating area. The property will be graded and a retaining wall installed.

Exhibit A-1, Pictures from the Plan Set, were described for the Board.

Trees buffer the neighbors from the proposed.

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

Witness, Julie Cecere, Licensed Professional Architect, was sworn by the Board Attorney and presented Exhibit A-2, Colorized Site Plan, and described the proposed for the Board.

The applicant will work with the Township Engineer regarding drainage.

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

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

Approved by all.

Motion to adjourn.