

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 4, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Kaplan, 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. 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.

Correspondence
laa

RESOLUTIONS

Application 23:08, Dunkin, 430 North Beverwyck Road, Block: 481 Lots: 32 Zone: B-3
Site Plan w/D Variance for a Dunkin Donuts and convenience store with drive-thru.

Approved.

Application 23:09, Dunkin, 199-239 Littleton Road, Block: 393.01 Lots: 1 Zone: B-2
Site Plan w/D Variance for a Dunkin Donuts and convenience store with drive-thru.

Approved.

AGENDA

Application 23:41, Alice Big-Phong Leung 249 Camden Road, Block: 212 Lot: 5 Zone: R-4
'C' Variance to legalize a driveway expansion, patio, shed and 5.5 ft. high fence contrary to Sec.
430-10. C. & Sec. 430-275. X.

Property owners, Sauhung & Alice Leung were sworn by the Board Attorney and testified that the shed was constructed 20 years ago and the driveway expansion is recent. The driveway expansion was constructed to keep their three cars off the street when it snows but was unaware a permit was necessary.

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

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

Mr. Willans made a recommendation to approve the application.

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

Approved by all.

Application 23:05, Enver Mansur, 506 Parsippany Boulevard, Block: 423.1 Lot: 12 Zone: R-3 'A' Appeal of the decision of the Administrative Officer due revoking a zoning permit for a two-story, single-family addition whereas the applicant constructed a three-story addition, three-family dwelling. **Carried from June 21, 2023.**

Attorney, Andrew Delany, was present on behalf of the applicant who wishes to appeal the third story only.

Witness, Steven Considine, Licensed Professional Architect, was sworn by the Board Attorney and testified that he felt the Zoning Officer was incorrect in her decision that the third floor is not a third story then proceeded to quote state construction law regarding this story.

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

Property owner, Enver Mansur, previously sworn, testified that not changes were made to the plans and what he constructed is what was approved, which included three living units, three kitchens, stairs to the attic.

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

Zoning Officer, Jennifer Smith & Assistant Zoning Officer, Hailey Donnelly, were sworn by the Board Attorney. Ms. Smith testified that the original permit was for a single-family dwelling only but changes had been made to the plans without approval.

Exhibit O-1, Original attic plans from the 2013 illustrating a pull-down attic door.

Carried to January 10, 2024 with out further notice and with required extensions.

Application 23:12, IAAT, 100 Route 46, Block: 693 Lot: 25 Zone: B-2

'C' Variance to construct a billboard sign.

Motion to adjourn