

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, OCTOBER 18, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzarella,  
Mr. Parikh, Mr. Reddy, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner  
Chas Holloway, P.E., Board Engineer  
Roman Hirnaik, Esq. Board Attorney

Absent: 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 23:43, Jimena Gutierrez, 10 Minnehaha Boulevard, Block: 538 Lot: 1 Zone: R-4 'C' Variance to construct a one-story addition; second-story additions; driveway; landing and stairs; walkways & balcony contrary to Sec. 430-35 Cols. 4, 10 & 13 and Sec. 430-10 I.

Property owners, Jimena & Santiago Munoz, were sworn by the Board Attorney and testified that they live on a corner lot in a one-story home while the homes on either side of them are two stories. They currently have one child and their father in law is living with them, but the home has two bedrooms only.

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 recommendation to approve the application.

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

Approved by all.

Application 23:49, Rupesh Patel, 37 Englishtown Road, Block: 373 Lot: 11 Zone: R-4  
'C' Variance to legalize an air conditioning unit contrary to Sec. 430-35 Col. 8.

Property owner, Rupesh Patel, was sworn by the Board Attorney and testified that he purchased the home two years ago. The A/C unit stopped working and it was found that he needed a permit for the unit, but did not realize it.

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. Joskowitz.

Approved by all.

Application 23:12, IAAT, 100 Route 46, Block: 693 Lot: 25 Zone: B-2  
'C' Variance to construct a billboard sign. **Carried from October 4, 2023.**

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

Witness, William Vogt, Licensed Professional Engineer, was sworn by the Board Attorney.

The property is in a B-2 zone however, the sign will be constructed in the B-2 & R-3 Zones.

The witness testified that they have a DOT permit however, they issue to commercial properties only.

Application carried to February 7, 2024 with further notice and with required extensions to give the applicant additional time to research the zone.

Motion to adjourn.