

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 8, 2023 at 7:30 P.M.**

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

Also Present: John T. Chadwick, IV Board Planner
Chas Holloway, P.E., Board Engineer
Peter J. King, Esq. Board Attorney

Absent: Mr. Mazzarella, Mr. Willans

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 22:32, Thomas Petruzzello, 15 Lake Drive, Block: 443 Lot: 1 Zone: R-3
'C' Variance to construct an inground pool with surrounding patio; shed; gazebo (partially on patio); walks; paver fire pit 6 ft. high solid fence contrary to Sec 430-35 Col. 4 (Shed, Pool Patio, Gazebo/Patio, Firepit/Patio); 430-35 Col. 13; Sec. 43-11. A. & B.

Approved.

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.

Approved.

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.

Approved.

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.

Approved.

Application 23:39, Divyesh Chauhan, 1128 South Beverwyck Road, Block: 757 Lot: 51 Zone: R-2.

Approved.

'C' Variance to install a shed and 6 ft. high solid fence contrary to section 430-10. C. (rear & sides); Sec. 430-11. A. & B; Sec. 430-10. I. & Sec. 430-35 Col. 10.

Approved.

Application 23:40, Snehal Patel, 88 Hamburg Road, Block: 272 Lot: 1 Zone: R-4

'C' Variance to install a 6 ft. high solid fence contrary to Sec. 430-11. A & B.

Approved.

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.

Approved.

AGENDA

Application 21:71, Puddingstone Developers; 47, 53, 48 Beverly Street, Block: 7 Lots: 45.09, 45.10, 45.11 Zone: R-1; 'C' Variance for steep slope disturbance and walls.

For announcement of new hearing date and start time. Carried from October 25, 2023

Announcement was made that while the meeting is scheduled with the school, the Board of Education must approve it through a meeting.

Application 23:33, Cengiz Beg, 150 North Beverwyck Road, Block: 509 Lot: 17 Zone: R-4

'C' Variance to construct an inground pool and steps; pool patio; pool equipment and pad; covered porch & open deck with stairs contrary to Sec. 430-35 Col. 13.

Property owner, Jake Beg, was sworn by the Board Attorney and testified that when the Township Engineer inspected his property, they discussed stormwater management and he will comply with the conditions recommended. The applicant has a young family and the improvements are for family enjoyment.

Mr. Reddy made a recommendation to approve the application.

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

Approved by all.

Application 23:10, Klein Outdoor Advertising, LLC, 99 Fanny Road, Block: 449 Lots: 1
Zone: SED-3, Site Plan w/C/D Variances to construct a billboard.

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant to construct a multi message sign which has been reduced in size from 16 ft. x 60 ft. at a height of 75 ft. to 14 ft. x 28 ft. at 45 ft. in height.

Witness, William Vogt, Licensed Professional Engineer, was sworn by the Board Attorney and referred to the site plan submitted with the application.

Exhibit A-1, Aerial of the subject lot and surrounding area. The site has two access points, contains an existing one-story building.

Exhibit A-2, Color Rendering of Site Plan was presented to show the location of the sign. The reduced sign will be 672 sq. ft. in sign area, is V shaped, with the light directed toward the highway and will not interfere with the current operations of the property. Minor tree trimming will be necessary but there will be no cutting of trees.

The Board requested bollards around the base of the sign.

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

Witness, John McDonough, Licensed Professional Planner, was sworn by the Board Attorney and testified to the safety regulations of the DOT in order to issue a permit for a billboard sign.

Exhibit A-3, Photo from the nearest townhome across the highway toward the sign.

Exhibit A-4, Photo from the subject site toward the direction of the townhomes.

The Board took a five-minute break then reconvened.

Exhibit A-5, Aerial of subject site and surrounding area from a different view.

The sign will dim as the sunlight fades.

The requested variances were reviewed for the Board. The positive and negative and 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.

Antonio Maldo, Associate from neighboring property spoke in support of the application.

Frank Cahill, spoke in support of the application.

Mr. O'Neill summed his case.

The Board went into conference to speak of their reasons to approve or deny the application.

Application carried to December 6, 2023 – 7:00 pm.

Motion to adjourn.