

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 6, 2023 at 7:30 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.

CORRESPONDENCE

Correspondence received from Michael Rubin from the Law Office of Michael Rubin dated December 4, 2023 requesting Application 23:02, Perfect Clicks 354 Kingston Road, Block: 311 Lot: 15 be carried to March 20, 2024 without further notice and with required extensions.

Approved.

Correspondence received from Maura Mick, 6 Absecon Road, Block: 366 Lot: 2 Zone: R-4, dated December 4, 2023 requesting Application 23:26 be carried to January 24, 2024 without further notice and with extensions through February 15, 2024.

Approved.

RESOLUTIONS

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.

Approved.

AGENDA

Application 23:26, Maura Mick, 6 Absecon Road, Block: 366 Lot: 2 Zone: R-4
'D' Variance to operate an art school within a residential property.

Carried from August 9, 2023

Application 23:51 Arnold Chang, 418 Lake Shore Drive, Block: 360 Lot: 26.3 Zone: R-4
To construct an open deck with stairs; install a generator and relocate an air conditioning unit contrary to Chapter 225 Land Use, Subdivisions and Site Plans Sec. 225-80. B. (Regulations of land constraint areas); Municipal Land Use Law Sec. 40:55D-35. (Building lot to abut street) & Section 40:55D-36 (Appeals).

Property owners, Arnold & Jr-Jye Chang, were sworn by the Board Attorney testified that they live on an undersized lot, which is an island and would like to construct a deck for family enjoyment. The existing patio will remain below the deck and the existing A/C unit will be moved from one side of the house to the other where a generator will also be installed.

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.

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

Approved by all.

Application 23:52, Matthew & Mary Hurd, 472 Allentown Road, Block: 300 Lot: 2 Zone: R-4
'C' Variance to legalize two sheds contrary to Sec. 430-10. C. & Sec. 430-35 Col. 10.

Property owner, Matthew Hurd, was sworn by the Board Attorney and testified that two sheds are needed for the large number of items they are unable to store in the home. There had been a shed in one of the locations for 16 years but it needed replacement. Each shed is 7 ft. X 7 ft. and sits on pavers. Mr. Hurd spoke with the next-door neighbor who did not seem to have an issue with the proposed.

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 No. 23:02, Perfect Clicks, LLC, 354 Kingston Road, Block: 211 Lot: 15 Zone: R-4

'C'/'D' Variance to construct a sign.

Motion to adjourn.