

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 20, 2023 at 7:30 P.M.**

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

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

Absent: Mr. Iracane, 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.

**CORRESPONDENCE**

Correspondence received from Marco Tucciarelli, 90 Morris Avenue, Block: 66 Lot: 2 requesting Application 23:17 be carried to January 24, 2024 without further notice and with an extension of time for the board to make decision on the case through January 31, 2024.

Approved.

**RESOLUTIONS**

**AGENDA**

Application 23:50, Prashant Patel, 130 Flemington Drive, Block 260 Lot: 10 Zone: R-4 'C' Variance to construct a new two-story, single family dwelling; roofed entranceway; open deck with stairs contrary to Sec. 430-35 Cols. 2, 3, 4, 7 & 10; Sec. 430-10 I.

Property owner, Prashant Patel, was sworn by the Board Attorney and testified that he wishes to construct a new single-family dwelling on an under sized lot. The applicant will comply with the memo of the Township Engineer. The fence in question running along the rear of the yard is collapsing and will be removed.

Mr. Kaplan opened the floor to the public to ask questions of the witness.

Mr. Kaplan 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 by Reddy.

Approved by all.

Application 23:42, Jayshree Patel, 8 Ridgewood Avenue, Block: 582 Lot: 25 Zone: R-4  
'C' Variance to construct a sidewalk expansion; front walk expansion; shed on existing pavers and legalize a walkway and rear patio contrary to Sec. 430-10. C. (shed-side & rear) and Sec. 430-35 Cols. 8, 10 & 13.

Jayshree Patel and Son, were sworn by the board attorney and testified that the patio was cracking and the shed old. The patio is being changed from concrete to pavers and will not be cemented so water can flow through. The application was carried to February 28, 2024 without further notice and with extensions to give the applicant a chance to speak with the Township Engineer.

Application 23:53, Arthur & Erica Stawski, 35 Ferncliff, Block: 168 Lot: 104 Zone R-3  
'C' Variance to construct a second-story addition (including cantilever sq. ft.) & one-story roofed porch/entranceway contrary to Sec. 430-35 Col. 4.

Property owner, Erica Stawski, was sworn by the board attorney and testified that her home is small and with her growing family, more room is needed. The attic will remain unfinished. The applicant agreed to comply with the conditions of the Township Engineer.

Mr. Kaplan opened the floor to the public to ask questions of the witness.

Mr. Kaplan opened the floor to the public speak in support or opposition of the application.

Mr. Reddy made a recommendation to approve the application.

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

Approved by all.

Application 23:54, Cheryl Diorio, 15 Pitman Place, Block: 37 Lot: 7 Zone: R-3  
'C' Variance to construct a deck contrary to Sec. 430-10 I.; Sec. 430-35 Cols. 4 & 13.

Property owner Cheryl Diorio and son, James Diorio, were sworn by the Board attorney and testified that the home is located on a lot with front yards on opposite sides of the property.

The deck will allow rain to fall between the slats.

Mr. Kaplan opened the floor to the public to ask questions of the witness.

Mr. Kaplan opened the floor to the public speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Joskowitz made motion to approve the application; second by Mr. Reddy. Subject to written memo from town engine.

Approved by all.

Application 23:56, Danielle Palestina, 188 Elmwood Drive, Block: 252 Lot: 21 Zone: R-4  
'C' Variance to construct a retaining wall and patio contrary to Sec. 430-11. D. ; Sec. 430-275. X.;  
Secs. 430-35 Cols. 8 & 13.

Property owner, Danielle Palestina, was sworn by the Board Attorney and testified that she recently purchased her home. An area around the wall developed a sink hole and the wall was leaning toward the neighbor's property.

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

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

Ms. Snyder made a recommendation to approve the application.

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

Approved by all.

Application 23:55, Alfa Investments, 60 Wenonah Avenue, Block: 524 Lot: 19 Zone: R-4  
'C' Variance to construct a new single-family dwelling contrary to Sec. 430-11. D.; 430-35 Cols.  
2, 4 & 10.

Attorney, Simone Calli, from Calli Law, was present on behalf of the applicant to construct a new single-family dwelling.

The applicant originally received a permit for an addition however, to many walls were removed which created a need for a new dwelling.

Witness, Steven Smith, Licensed Professional Planner was sworn by the Board Attorney and testified to the proposed construction. The building and impervious coverage are being reduced.

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

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

Ms. Snyder made a recommendation to approve the application.

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

Approved by all.

Application 23:17, Marco Tucciarelli, 90 Morris Avenue, Block: 66 Lot: 2 Zone: R-3  
'C' Variance to legalize a covered cellar entrance; addition for carport; paver driveway; paver walks contrary to Sec 430-35 Cols. 4, 5 (carport & cellar entrance); 6; 8 (left & right sides walks); 10 and Sec. 430-275. X. **Carried from October 4, 2023**

Motion to adjourn.