

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JANUARY 8, 2024 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Mr. de Pierro, Mr. McGrath,
Mr. Meth, Mr. Napolitano, Ms. Smith, Chairman Dinsmore

Also Present: Christine Winter, Planner, ARH
Andrew Cangiano, Engineer, GPI
Marina Stinely, Attorney, Cleary, Giacobbe, Alfieri, Jacobs

Absent: Mr. Mele, Mr. Shah, Mr. Stanziale

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 opened to the General Public.

Resolution:

Agenda:

Application 23:518

Petocz Lake Hiawatha Realty, LLC

102 North Beverwyck Road

Blocks: 519 Lot: 24

Minor Site Plan w/C Variance to construct a deck and façade improvements.

Attorney, Joseph O'Neill of Garofalo & O'Neill was present on behalf of the applicant to convert a dry-cleaner tenent into a pizza restaurant.

The Board Planner reviewed the requested waiver with Mr. de Pierro making a motion to approve the waivers.

Witness, Joseph Petocz, Business Owner, was sworn by the Board Attorney and testified that he employees four employees during the weekday hours of 11-930 and weekend hours between 11:00 am-10.30 pm.

Patrons have the option of dining in and take out.

Witness, Mr. Matos, Licensed Professional Architect, was sworn by the Board Attorney presented Exhibit A-1, Site Plan.

The Witness testified to the existing setbacks and setback of the deck. The deck is in disrepair and will be re-constructed 1 ft. smaller. There will be no seating on the deck.

The restaurant has seating for 14 and all parking is on the street.

It was determined that a variance will be necessary for parking based on the seating numbers.

Exhibit A-2, Awning Sign, was presented. It was determined that a variance is necessary for the sign.

The sliding window illustrated on the plans will not be used for pick-up orders.

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

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

Mr. Napolitano made a motion to approve the application; second by Mr. Dadheech.

Approved by all.

Motion to adjourn.