

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 10, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Kaplan,
Mr. Peddi, Mr. Reddy, Mr. Willans, Mr. Iracane

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

Absent: Mr. Mazarella

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 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).

Mr. Willans made a motion to approve the resolution; second by 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.

Mr. Willans made a motion to approve the resolution; second by Reddy.

Approved by all.

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.

Mr. Berkowitz made a motion to approve the resolution; second by Mr. Reddy.

Approved by all.

Application 23:53, Arthur & Eric 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.

Mr. Berkowitz made a motion to approve the resolution; second by Mr. Reddy.

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.

Mr. Berkowitz made a motion to approve the resolution; second by Mr. Reddy.

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.

Mr. Berkowitz made a motion to approve the resolution; second by Mr. Reddy.

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.

Mr. Berkowitz made a motion to approve the resolution; second by Mr. Reddy.

Approved by all.

AGENDA

Application 23:13, IAAT, 745 Route 46, Block: 722 Lot: 10 Zone: B-1
'C'/'D' Variance to construct a billboard sign.

Attorney, Joseph O'Neill of Garofalo & O'Neill was present on behalf of the applicant for a V-shaped, LED, multi message sign.

Witness, William Vogt, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Sheet C-03 from the submitted plan set.

Sheet C-05, Elevations, was illustrated and described.

The sign will be 54 ft. in height with the message board 14 ft. x 48 ft., be located to the east side of the property in an existing landscaped island and will not impact parking spaces.

There is a wetlands area to the east of the subject site

Exhibit A-2, Aerial of subject site and surrounding area was presented and described by the witness.

Exhibit A-3, 8 Photos of the proposed signed from east and westbound directions of Route 46.

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

Witness, Brian Intindola, Licensed Traffic Engineer, was sworn by the Board Attorney and testified in regard to the NJDOT permit, which has been issued. Each sign message will be visible for eight second intervals. The sign has an auto-adjust built into the circuitry to adjust for natural light conditions.

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 uses permitted in the zone vs. the proposed.

While you find the messages will be of local businesses, PSA's will also be displayed.

Exhibit A-5, 5 Aerial photos of the surrounding area from the subject site.

The nearest townhouse is over 1,400 ft. away

The necessary variances and the positive and negative criteria were 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.

Frank Cahill, was sworn by the Board Attorney and spoke in support of the application.

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

Mr. Joskowitz made a motion for the applicant's and Board attorneys to create the resolution;
second by Mr. Reddy.

Approved by Berkowitz, Joskowitz, Kaplan, Peddi, Reddy, Willans, Iracane
Denied by Ms. Gagnani.

Motion to adjourn.