

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 28, 2024 at 7:30 P.M.**

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

Also Present: John T. Chadwick, IV Board Planner  
Thomas Lemanowicz, Board Engineer  
William Johnson, Board Attorney

Absent: Mr. Joskowitz, Mr. Kaplan, Mr. Mazzarella,

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 23:17, 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 sideswalks); 10 and Sec. 430-275. X.

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

Approved by Berkowitz, Gragnani, Peddi, Reddy, Willans.

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

Application 23:13 to be memorialized at a future meeting.

**AGENDA**

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. Carried from December 20, 2023

Property owner, Jayshree Patel, previously sworn, testified that nothing new is proposed and that he is only replacing what has deteriorated.

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

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. Willans.

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.  
Carried from December 6, 2023

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant for the continuation of the application.

Witness, William Voght, Licensed Professional Engineering, previously sworn, testified that the height of the sign from ground to top of sign will be 55 ft. A crane test was performed and it was found that 45 ft. would be too low for the sign to be seen from the south due to the trees. Trees will be trimmed on the neighboring lot to allow for the sign to be viewed by southbound traffic. No trees will be trimmed in the right of way.

Exhibit A-7, Excerpts from lighting study was presented and described to illustrate the different lighting intensity during evening hours.

Exhibit A-8, Photo from Route 287 north with the billboard superimposed at 55 ft.

Application carried to May 8, 2024.

Application 23:57, Royal Coachman, 99 & 119 Cherry Hill Road, Block: 411 Lots: 16 & 16.01  
Preliminary and Final Major Site Plan/'D' Variance to construct a garage and outdoor storage of vehicles.

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant to park vehicles on an adjoining lot from the applicant's office.

Witness, Jeffery Cartagena, Representative from Royal Coachman, was sworn by the Board Attorney and testified that they are a chauffeur company. They are proposing a garage-like structure to clean vehicles before picking up clients. 10-20 cars can be stored at this location as needed and when they are not needed, they are stored at the corporate location. There will be no storage of stretch limos. Vehicles are taken home at night by the drivers. Maintenance is provided by third party vendors not performed at the proposed site. The structure will have electricity and water.

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

Patrick Lynch, asked about the number of vehicles to be stored on the property.

Name inaudible, 3 homer street, asked about the number of vehicles on the lot.

Name inaudible, 13 homer street, asked about the structure.

Ines Prost, 11 Grecian Street, asked about the area of parking.

Witness, Robert Walsh, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Site Plan, and described the layout for the Board.

The type of vehicles where described. The applicant is allowed 60 parking spaces however, 60 vehicles will not be stored on the lot. Four spaces are proposed for EV chargers. The nearest residential property is 100 ft. from the location where vehicles will be parked. Vehicles will be parked on lot 16 only.

Electric is proposed for general maintenance of vehicles. No exterior washing of vehicles will take place. No activity will take place in the lot that will create runoff or environmental issues with the stream.

Exhibit A-2, Manufacturer's specifications of the proposed structure. The structure will be 36 ft. x 36 ft. x 15 ft. and does not require a variance.

Exhibit A-3, Vehicle Maneuver, was presented and described.

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

Kathy Lynch, 9 Homer Street, asked about vehicle storage currently.

Sigman Baliban, 10 Grecian Street, asked about the route the vehicles will take.

Witness, Alexander Dougherty, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-3, 4 Sheets, Aerial Drone View of subject site from different directions.

No new lighting, no tree cutting.

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.

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

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

Approved by all.

The board went into closed session regarding Lee Outdoor Advertising. A tentative settlement was proposed. The east facing billboard will no longer be a multimessage sign, but a static sign that will not be lit between midnight & 6 am.

The Board came out of closed session.

Motion to adjourn.