

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 6, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Mazzarella,  
Mr. Reddy, Mr. Willans,

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

Absent: Mr. Kaplan, Mr. Peddi, Mr. Iracane

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, Attorney from Law Office of Michael Rubin, requesting Application 23:59 for 'A' Appeal be carried to May 22, 2024 without mailed notice but with publication. An extension of time has been granted to make decision on the case through May 31, 2024.

**RESOLUTIONS**

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.

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

Approved by all.

**AGENDA**

Application 24:01, Samir Amin, 32 Halsey Road, Block:330 Lot: 3 Zone: R-4  
'C' Variance to construct a roofed front porch/entranceway contrary to Sec. 430- 10 I. & Sec. 430-35 Col. 10.

Witness, Jigar Amin, Father's son, was sworn by the Board Attorney, and testified that when the property was purchased, the existing home was demolished and a new home was constructed. At the time the home was proposed, a roof over the entranceway was not considered.

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

Mr. Berkowitz 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 Mr. Reddy.

Approved by all.

Application 23:59, Lidiya & Yelena Binder, 4 Parkside Drive, Block: 763 Lot: 2 Zone: R-3  
'A' Appeal of the Administrative Officer for second kitchen/two family home.

Application 23:46, 150 New Road, LLC, 150 New Road, Block: 767 Lot: 18 Zone: LIW-2  
Site Plan w/ C/D Variance for outdoor storage of tree removal equipment.

**Carried from February 7, 2024**

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant for a business that is not permitted in the zone and storage of commercial vehicles.

Witness, Anton Lang, Business Owner, was sworn by the Board Attorney and testified to the business. The shed will be used to store smaller equipment. Hazardous materials will not be stored on the trucks, waste will not be stored on site and office employee hours will be 7:00 am through 5 pm.

The application was revised to include a sign.

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

Witness, Peter Korzen, Licensed Professional Engineer, was sworn by the Board Attorney and spoke of the existing conditions plan submitted with the application which was described for the Board.

The site plan from the plan set was also described for the Board. There will be no improvements but wheel stops will be installed to ensure there will be no parking in the wetlands transition area.

The shed which was proposed to be removed, will remain.

The property is approximately 0.26 acres and contains a 1.5 story dwelling with attached garage, shed fencing, walls and walks.

The applicant is proposing one parking space in front of the garage for visitors and five employee parking spaces behind the dwelling. Also proposed is parking/storage of a bucket truck, pickup truck & stump grinder and four trucks with chipper attachments behind the dwelling.

There will be no vehicle maintenance on site, nor will they be washed.

Besides a D variance for the business, C variances will be necessary for driveway width, parking setback, curb cut and number of vehicles parked.

The applicant agrees to comply with the comments of the Board Planner & Engineer.

Mr. Berkowitz 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 positive and negative criteria and reviewed the requested variances.

The sign will be located to the left of the entrance and 4 ft. x 4 ft. in size.

Exhibit A-1, 4 Sheets of Drone Aerial Photos were presented and described.

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

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

Approved by all.

Motion to adjourn.