

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 20, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Joskowitz, Mr. Kaplan, 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 dated March 20, 2024 received from Joseph O'Neill of Garofalo & O'Neill requesting Application 23:12, Temple Beth, Block: 15 Lot: 16 be carried to May 22, 2024 without further notice and grants the Board all necessary extensions of time.

Correspondence dated March 20, 2024 received from Joseph O'Neill of Garofalo & O'Neill requesting Application 23:12, IAAT Services, Block: 693 Lot: 25 be carried to May 8, 2024 without further notice and grants the Board all necessary extensions of time.

RESOLUTIONS

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.

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

Approved by all.

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

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

Approved by all.

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

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

Approved by all.

AGENDA

Application 23:02, Perfect Clicks, LLC, 354 Kingston Road, Block: 211 Lot: 15 Zone: R-4 'C'/'D' Variance to construct a sign. **Carried from December 6, 2023.**

Attorney, Michael Rubin, was present on behalf of the applicant.

Witness, Chad Agrawal, Owner of Perfect Clicks, was sworn by the Board Attorney and testified that the business is focused on website development. While the property is located in a residential neighborhood, the prior owner had approval for commercial use. There are currently three employees and over the summer, a high school intern. Clients rarely visit the site and deliveries are few. There are nine parking spaces and the hours of operation are 8.30 am-5:00 pm. The proposed sign will not be lit.

The existing sign was constructed partially in a setback and is approximately 23 sq. ft. The applicant agreed to relocate the sign out of the setback. The variance is necessary for the size of the sign in a residential neighborhood.

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

Witness, Paul Ricci, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-1, Aerial of subject lot and surrounding area.

The witness described the area and history of the uses as being residential and commercial.

The positive and negative criteria were presented.

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

Paul Fowlie, asked about the sign.

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

Mr. Reddy made a recommendation to approve the application.

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

Approved by all.

Application 24:12, Temple Beth AM, 841 Mountain Way, Block: 15 Lot: 6 Zone: R-1M
'C' Variance to construct a freestanding sign.

Application 23:12, IAAT, 100 Route 46, Block: 693 Lot: 25 Zone: B-2
'C'/'D' Variance to construct a billboard sign.

Carried from February 7, 2024.

Motion to adjourn.