

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 17, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Mazarella, 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.

RESOLUTIONS

Application 24:05, Ann & Arthur Padko, 3 Union Road, Block: 480 Lot: 1 Zone: R-3
'C' Variance to construct a driveway expansion contrary to Sec. 430-275. X.

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

Approved by all.

Application 24:10, Ranjan Takier, 108 Longview Avenue, Block: 574 Lot: 17 Zone: R-4
'C' Variance to construct a new two-story single-family dwelling with attached garage and open deck with stairs contrary to Sec. 430-35 Col. 3.

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

Approved by all.

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.

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

Approved by all.

Application 23:15, 1980 Route 10 Parsippany LH, 1980 Route 10, Block: 176 Lot: 2 Zone: B-2A Site Plan w/D Variance to construct a ground mounted billboard sign.

Approval to dismiss.

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

Approved by all.

AGENDA

Application 24:04, Bhawna Shukla & Rajneesh Tiwari, 40 Dunnerdale Road, Block: 15.6 Lot: 14 Zone: R-1M, 'C' Variance to legalize a patio; retaining wall and rear stairs Contrary to Sec. 430-35 Col. 13.

Property owners, Bhawna Shukla & Rajneesh Tiwari, were sworn by the Board Attorney and presented Exhibit A-1, Photos of the patio. Mr. Tiwari testified that he purchased the home two years ago. He hired a contractor to install a patio and was told a permit was not needed. As the work was being performed, the code enforcement officer was contacted and the installation was stopped.

Christian Timbe, Contractor, was sworn by the Board Attorney and testified that sand is between the paver.

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

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

Approved by all.

Application 24:09, Mary Jean Wallace, 46 Berlin Road, Block: 283 Lot: 13 Zone: R-4 'C' Variance to construct a driveway (includes 4 ft. driveway expansion); retaining walls (replacement and/or relocation); front walk (replacement) & front landing and stairs (replacement) contrary to sec. 430-11. D. & Sec. 430-275. X.

Property owner, Mary Jean Wallace, was sworn by the Board Attorney and testified that the patio will be replaced with pavers and the existing retaining wall is made of railroad ties.

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

Mr. Kaplan 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.

Application 22:05, Outfront Media, 959 Route 46, Block: 722 Lot: 2 Zone: B-1
'D' Variance to construction of a multi message, off-premise, advertising sign.

Attorney, Matthew Weiss, was present on behalf of the applicant to construct a billboard that is not permitted in the zone.

The subject lot is approximately 7.8 acres, fronts Route 80 and contains an existing 4-story office building.

The sign is proposed at 13.65 ft. X 47.25 for a total of 644.8 sq. ft. and will stand 60 ft. in height.

Witness, John Antal, General Manager for Outfront Media, was sworn by the Board Attorney and testified that the sign will face Route 80.

Exhibit A-1, Current DOT Permit in the name of Outfront Media was presented and described were the state requirements.

A crane test was performed and Exhibit A-2, Seven Sheet Photo Simulation of the proposed billboard as seen from the west and eastbound sides of Route 80, was presented and described.

Messages will be changed remotely and will change every eight seconds. Maintenance will take place four times a year. The sign is monitored remotely should any other issues arise.

Exhibit A-3, 14 Sheets of Emergency Message, Non-Profit Message, Municipal Announcement Examples was presented and described.

Exhibit A-4, Protocol A, Local Emergency Services Messaging, was presented and described.

Exhibit A-4, Local Municipal Messaging Protocol was presented and described.

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

Witness, Tiago Duarte, Licensed Professional Engineer, was sworn by the Board Attorney and testified that each sign face will be 644.8sq. ft. and 'V' shaped. The property does not front Route 46 but does have access through the DOT.

A description of how the sign works was provided. Wetland buffers and tree cutting was discussed. Residential properties will not be affected by the light of the sign.

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

Witness, George Williams, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria and reviewed the necessary variances.

Exhibit A-5, 12 Sheets of Photos, Aerial of the subject site and nearby residential properties, was presented and described.

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

Mr. Kaplan opened the floor to the public to speak in support or opposition of the application.

Tom Torto, New York, spoke in support of the application.

Mr. Berkowitz made a recommendation to approve the application.

Mr. Berkowitz made a motion to approve, second Joskowitz.

Approved by all

Motion to adjourn