

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 5, 2024, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Reddy, peddi

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.

Mr. Mazzarella nominated Mr. Kaplan as Chairman; second by Ms. Gragnani.

Approved by all.

Mr. Kaplan nominated Mr. Mazzarella as Vice Chairman; second by Mr. Willans.

Approved by all.

RESOLUTIONS

Application 23:58, Asad Rizvi, 80 Hawkins Avenue, Block: 716 Lot: 20 Zone: R-3
'C' Variance to construct a carport addition; two-story addition; landing and stairs (off second story addition) contrary to Sec. 430-35 Cols. 5, 10 & 13.

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

Approved by Berkowitz, Gragnani, Joskowitz, Willans, Kaplan.

Application No. 24:02, Hitendra Pandya, 511 Lake Shore Drive, Block: 329 Lot: 5 Zone: R-4
'C' Variance to construct a balcony and shed.

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

Approved by Berkowitz, Gragnani, Joskowitz, Mazzearella, Kaplan.

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.

Approval of denial.

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

Approved by Berkowitz, Gragnani, Mazzearella, Kaplan.

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

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

Approved by Berkowitz, Gragnani, Joskowitz, Mazzearella, Kaplan.

Application 23:60, K & S Real Estate, 9 North Beverwyck Road, Block: 611 Lot: 8.01 Zone: B-5
'C' Variance for parking.

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

Approved by Berkowitz, Gragnani, Joskowitz, Mazzearella, Kaplan.

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

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

Approved by Berkowitz, Gragnani Mazzearella.

AGENDA

Application 24:07, Soek & David Hung, 71 Clairview Road, Block: 125 Lot: 3 Zone: R-3
'C' Variance to construct a shed (2 Sheds combined) contrary to Sec. 430-10. C., Sec. 430-10. I.
& Sec. 430-35 Cols. 10 & 13.

Property owners, Soek & David Hung, were sworn by the Board Attorney and testified that they moved from a larger home in another area to their present home which is half the size. The applicant did not realize a permit was necessary to install a shed, and a complaint was made to the township.

The shed sits on a cement foundation.

The property behind the applicant is wooded.

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

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

Approved by all.

Application 24:15, Martin Won, 22 Lawrence Road, Block: 289 Lot: 10 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 Cols. 2, 3, 4, 8, 10 & 13; Sec. 430-10. I.

Attorney, Ben Linderman, was present on behalf of the applicant.

Home owner, Martin Won, was sworn by the Board Attorney and testified that he recently bought the subject lot which contains an existing home in disrepair which he would like to demolish, and construct a new home for his young, growing family.

Witness, Tom Skrable, Licensed Professional Engineer, was sworn by the Board Attorney and testified that the impervious coverage will be reduced with the proposed. Additionally, there is no existing stormwater management however, they will include it as part of the application.

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

Mahesh Prajapati, 31 Marcella Road, asked if the property owner would live in, rent or sale the home.

Michelle Palumbo, 28 Lawrence Road, asked about grading.

The application was carried to August 7, 2024 without further notice and with extensions to give the applicant time to speak with the Town Engineer.

Application 24:23, Miller Ale House, 1719 Route 10, Block: 200 Lot: 1 Zone: ROL
'C' Variance for a wall sign.

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant for two wall signs whereas only one is permitted.

Witness, (inaudible), was sworn by the Board Attorney and testified that the existing building was originally approved for three signs.

Exhibit A-1, colorized rendering of sign.

The proposed sign is 1 ft. 8 in. with 20 in. high lettering. The sign will turn off one hour after the restaurant closes.

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

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

Approved by all.

Application 24:08, McDonalds, 3111 Route 46, Block: 411 Lot: 30 Zone: B-1
Preliminary and Final Major Site Plan w/ "C/D" Variance for construction of a new building.

Application carried to September 25, 2024 with notice and grant of extensions.

Approved by all.