

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 19, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Joskowitz, Mr. Willans, Mr. Kaplan

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.

Appointments - Swearing in of Board Members

Loretta Gragnani, Regular Member

Santosh Peddi, Alternate No. 1

Robert Quinn, Alternate No. 2

RESOLUTIONS

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.

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

Approved by Berkowitz, Gragnani, Mazzarella, Peddi

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

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

Approved by Berkowitz, Gragnani, Peddi Reddy

AGENDA

Application 24:21, Shaun Wellman, 4 Vail Road, Block: 567 Lot: 1 Zone: R-4
'C' Variance to install a 5 ft. fence (4 ft. high solid with 1 ft. high lattice) contrary to Sec. 430-11.
A. & B.

Property owners, Nereyda Dort & Shaun Wellman, were sworn by the Board Attorney and testified that they have no privacy and because they live on a corner lot, people walk across their yard and drive by honking and waiving. They also have two dogs and would like to keep them from running off the property.

Exhibits A-1 & A-2, Photos of property with rendering of fence from different angles.

Mr. Mazzarella opened the floor to the public to ask questions of the witnesses.

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

Mr. Reddy make a recommendation to approve the application.

Mr. Reddy made a motion to approve the application subject to the township engineer sending a letter regarding site line; second by Ms. Gragnani.

Approved by all.

Application 24:03, Tejal Patel, 93 Halsey Road, Block: 297 Lot: 9 Zone: R-4
'C' Variance to construct a two-story addition; second floor addition; front landing & stairs; front walk; side landing & stairs; driveways and side/rear walk contrary to Sec. 430-35 Cols. 4 & 10.

Property owners, Tejal Patel & Mahik Patel, were sworn by the Board Attorney and testified that they would like to construct additions for their future family. Their home currently has two bedrooms; electric heating and a laundry room, which is located outside the home. A garage, utility room and kitchen are part of the proposed additions. The existing kitchen will be converted into a dining room. A large portion of driveway will be removed as well as the shed.

Exhibit A-1, Architect Plans, were presented to the Board.

The Board suggested the applicant come back with revised plans illustrating less encroachment of the garage in the setback.

Application carried to July 24, 2024 without further notice and with all necessary extension for the Board to make decision on the case.

Application 24:19, Jason Bulaclac, 8 Citroen Way, Block: 750 Lot: 7 Zone: R-2
'C' Variance to construct a shed on a stone pad with wood boarder and roof structure over an existing deck contrary to Sec. 430-10 I. & Sec. 430-35 Cols. 10 & 13.

Property owner, Jason Bulaclac, was sworn by the Board Attorney and testified that the location of his existing shed is in a low spot in his yard which collects water and is rotting the shed, which will be removed. The roof over the deck is to shade him from the sun.

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

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

Mr. Reddy make a recommendation to approve the application.

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

Approved by all.

Application 24:14, Paul Martino, 1181 Knoll Road, Block: 495 Lot: 2.01 Zone: R-1
'C' Variance construction of a patio with trellis; roofed/covered loggia; pool house & stair(s) contrary to Sec. 430-13 B. (1); 430-35 Col. 13.

Property owners, Debra & Paul Martino, were sworn by the Board Attorney testified that his property is secluded and has made a lot of improvements over time. The loggia is taller in height than allowed but matches the angles of the home.

Exhibit A-1, Architect Plans were presented to the Board.

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

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

Ms. Gragnani made a motion to approve the application subject to meeting with the Township Engineer; second by Mr. Reddy.

Approved by all.

Application 24:28, Irfan Hassan, 188 Edwards Road, Block: 698 Lot: 31 Zone: R-3
'C' Variance to construct a habitable attic with bathroom and loft area creating a three-story dwelling contrary to Sec. 430-35 Col. 11.

Property owner, Irfan Hassan, was sworn by the Board Attorney and testified that because his home is in a flood zone, he does not have a basement for storage. The third floor will not be used as a living area. When he originally received approval for the new home, there was no thought of having storage space until later in time. The house is in the process of being constructed and will not be any higher from the original approvals.

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

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

Denied by all.

CLOSED SESSION:

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township of Parsippany-Troy Hills Board of Adjustment is of the opinion that such circumstances presently exist; and

WHEREAS, the Township of Parsippany-Troy Hills Board of Adjustment wishes to discuss: Attorney/Client Privilege regarding Pacific Outdoor vs. PTH BOA.

AND, WHEREAS, minutes will be kept, and once the matter involving the confidentiality of the above no longer requires confidentiality, the minutes can be made public.

NOW, THEREFORE BE IT RESOLVED by the Township of Parsippany-Troy Hills Board of Adjustment that the public be excluded from this meeting.

The Board came back into open session.

Motion to adjourn.