

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 10, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Mazzarella,
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. Quinn

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 Ursula Leo of Laddey Clark & Ryan LLP requesting Application 23:27, 328 Kingston, LLC, Block: 211 Lot: 11 be carried from July 10, 2024 to October 9, 2024 without further notice and grants an extension for the Board to make decision on the case.

Correspondence received from John Horan of Horan & Aronowitz, LLP requesting Application 23:61, SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3 be carried from July 10, 2024 to December 4, 2024 without further notice and grants an extension for the Board to make decision on the case.

APPROVAL MEETING SCHEDULE

2025 Calendar of Meetings

RESOLUTIONS

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.

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

Approved by Berkowitz, Gragnani, Mazzaella, Reddy.

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.

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

Approved by Berkowitz, Gragnani, Mazzaella, Reddy.

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.

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

Approved by Berkowitz, Gragnani, Mazzaella, Redy

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

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

Application No. 24:11, HDR Holdings, LLC, 1295 Route 46, Block: 729 Lot: 1 Zone: O-3
Preliminary and Final Major Site Plan w/ "C/D" Variance for a restaurant & signs.

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

Approved by Joskowitz, Gragnani, Joskowitz, Mazzaella, Ready, Kaplan.

Application No. 23:62, Enver Mansur, 506 Parsippany Boulevard, Block: 423.1 Lot: 12
Zone: R-3, 'C' Variance to legalize a third-story habitable attic contrary to Sec. 430-35 Col. 11 &
Sec. 430-8.

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

Approved by Berkowitz, Joskowitz, Mazzaella, Readdy.

AGENDA

Application 24:16, Mouhammed Zarir, 24 Seminole Avenue, Block: 539 Lot: 9 Zone: R-4

'C' Variance to construct a front covered porch; left side additions; right side addition; rear covered porch; left side covered landing & stairs; relocate detached garage; driveway; front walk; rear balcony & two A/C units contrary to sec. 430-35 Col. 10.

Property owner, Mouhammed Zarir & Todd Koenig, Licensed Professional Architect were sworn by the Board Attorney and testified that the existing home is small and contains two bedrooms only. It will remain a single-family dwelling with one kitchen only. The applicants extended family will also live in the home.

After the board reviewed the township engineer's memo, the application was carried to September 11, 2024 without further notice and with required extensions to give Mr. Zarir additional time to work with the Township Engineer.

Application 24:06, Jasbir Singh, 8 Homer Street, Block: 405 Lot: 4 Zone: R-3

'C' Variance to construct a new two-story, single family dwelling with roofed front entranceway & open deck with stairs contrary to Sec. 430-10 I.; 430-35 Cols. 10 & 13.

Property owner, Gaganbbep Singh and Fred Meola, Licensed Professional Engineer were sworn by the Board Attorney and testified that he has a large extended family of eight and need additional room to provide for all. The Board had concerns of the home being converted into a two-family dwelling.

After the board reviewed the township engineer's memo, the application was carried to September 25, 2024 without further notice and with required extensions to give the applicant additional time to work with the Township Engineer and return with an attic plan.

Application 23:61, SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3 Zone: B-4

Preliminary and Final Site Plan w/'D' Variance to construct a second-story residential unit over an existing yoga studio.

Application 23:27, 328 Kingston, LLC, 328 Kingston Road, Block: 211 Lot: 11 Zone: R-4

'D' Variance to convert an existing two-family dwelling into a three-family dwelling.

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.

Further discussion by the board will take place July 24th.

The Board came back in to public session.

Motion to adjourn.