

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

Members Present: Ms. Gragnani, Mr. Mazzearella, Mr. Quinn, Mr. Reddy, Mr. Willans

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

Absent: Mr. Berkowitz, Mr. Joskowitz, Mr. Peddi, 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.

**RESOLUTIONS**

Application 24:34, Ajit Chandra, 249 Atlantic Drive, Block: 263 Lot: 2.02 Zone: R-4  
'C' Variance to construct a walk.

Mr. Reddy made a motion to approve the resolution, second by Mr. Quinn.

Approved by Mazzearella, Quin Reddy.

Application 24.20, Salah Elzain, 880 Littleton Road, Block: 195 Lot: 39 Zone: R-3  
Major Soil Moving Permit, 'C' Variance for an open deck with landing and stairs & patio  
(under open deck) contrary to Sec. 430-35 Col. 13.

Mr. Reddy made a motion to approve the resolution, second by Mr. Quinn.

Approved by Mazzearella, Quin Reddy.

**AGENDA**

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.

**Carried from June 5, 2024**

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

Property owner, Martin Won, was sworn by the Board Attorney and testified that his family lives in Parsippany, his second child is due next month and would like to raise his family here. The space is needed for his growing family and the existing home is a one-story home with one bedroom and is one of the older homes on the block. The proposed home will contain 3 bedrooms.

Chairman Mazarella opened the floor to the public to ask questions of other witness.

Witness, Tom Scoble, Licensed Professional Engineer, was sworn by the Board Attorney and testified that that the neighbors walk encroaches onto the applicant's driveway but will not be disturbed.

Revisions to the plans reduce the existing impervious coverage from 2,136 sq. ft. to 1,939 sq. ft. The a/c is being removed from the setback to eliminate the variance and relocated under the deck.

The witness met with the Township Engineer to discuss stormwater management and came up with a plan to take the roof and driveway runoff and have it end up in the sewer system. Additionally, since the existing conditions do not have stormwater management controls, the proposed will keep the runoff from flowing into the neighbor's yards.

The existing home is 931 sq. ft. and the proposed is 1,288 sq. ft. but with removal of unnecessary driveway and the shed and concrete pad, the overall impervious coverage will be reduced.

The variances were reviewed and compared to the existing conditions.

The garage will be under the house and the AC unit will be located under the deck. No change to the grading.

The applicant agreed to landscape the rear yard to give the neighbor privacy.

Chairman Mazarella opened the floor to the public to ask questions of other witness. No fill will be brought to the site though approximately 20 cy. of top soil will be brought in to seed the property.

Robert Kosicki, 25 Marcella Road, asked about the removal of the concrete pad.

Michelle Polumbo, 28 Lawrence Road, asked about the existing fence alongside her property.

Patricia Vasco, 20 Lawrence Road, asked about water.

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

Mr. Willans made a recommendation to approve the application.

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

Approved by all.

Application 24:36, Michael Mui, 26 Ute Avenue, Block: 562 Lot: 16 Zone: R-4  
'C' Variance to construct a patio contrary to Sec. 430-35 Col. 13.

Property owner, Michael Mui, was sworn by the Board Attorney.

Due to applicant not reviewing the Township Engineer's memo, the application was carried to October 9, 2024 without further notice and with extensions to give time to speak with the Town Engineer.

Application 24:33, Jane Leber, 9 Banhgart Place, Block: 64 Lot: 3 Zone: R-3  
'C' Variance to construct an open deck with two (2) sets of stairs contrary to Sec. 430-35 Cols. 4, 5, 13 & Sec. 430-10. I.

Property owner, Jane Leber and Dave Bosterdo, Contractor, were sworn by the Board Attorney and testified that new deck will be no larger than the existing deck. The deck will be composite and water will run through.

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

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

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

Approved by all.

Application 24:41, Mae Anne Delos Santos, Block: 716 Lot: 16 Zone: R-3  
Permission to park property owner's vehicle in property owner's driveway.

Property owner, Mae Anne Delos Santos, was sworn by the Board Attorney and testified that her driveway existed at the time she purchased her home in 1996 and since the approval to legalize her driveway, another vehicle was purchased and she would like to park it in her driveway.

Exhibit A-1, Photo of neighbor's tree by driveway.

Exhibit A-2, Photo of where she would like to park her vehicle.

Exhibit A-3, Photo of her car parked in her driveway.

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

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

James Cancialosi, 56 Hawkins Avenue, spoke in opposition of the application.

Mohamed Kandil, 299 South Beverwyck Road, spoke in support of the application. Also spoke of concerns of harassment from the neighbor in opposition.

Mr. Reddy made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application by removing the condition of the prior resolution and allow her to park in her driveway; second by Gragnani.

Approved by all.

Application 24:26, Dina Beck, 70 Sandra Drive, Block: 720 Lot: 2 Zone: R-3  
'C' Variance to construct a two-story addition and driveway expansion contrary to Sec. 430-35 Col. 4.

Property owner, Dina Beck and John Babula, Licensed Professional Architect, were sworn by the Board Attorney and testified that she would like to construct an addition so her elderly parents can move into her home. The parents will live on the first level that will be handicap accessible. The existing home is a split level and sits on a corner lot and a variance for a front yard setback will be necessary.

No second kitchen is proposed.

The applicant will comply with the memo of the Township Engineer.

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

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

Mr. Willians made a recommendation to approve the application.

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

Approved by all.

Application 23:10, Klein Outdoor Advertising, LLC, 99 Fanny Road, Block: 449 Lot: 1 Zone: SED-3, Site Plan w/ C/D variances to construct a billboard.

**Carried from May 8, 2024**

Application adjourned due to member availability. Application carried to September 25, 2024 without further notice and with required extensions.

Motion to adjourn.