

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 21, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Mazarella

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

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

Approved by Gragnani, Quinn, Reddy, Willans.

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.

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

Approved by Gragnani, Quinn, Reddy, Willans.

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.

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

Approved by Gragnani, Quinn, Reddy, Willans.

Application No. 24:25, Liquid Church, 299 Webro Road, Block: 736 Lot: 20 Zone: SED-5
Minor Site Plan w/ D Variance for child daycare and to construct a playground.

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

Approved by Berkowitz, Joskowitz, Peddi, Quinn, Reddy, Willans, Kaplan.

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

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

Approved by Berkowitz, Gragnani, Jskowitz, Peddi, Willans, Kaplan.

AGENDA

Application 24:32, Ronald Farrington, 8 West Morris Avenue, Block: 73 Lot: 7 Zone: R-3
'C' Variance to construct an addition, roofed porch/entranceway, stairs, patio, walk, second-story addition and install an air conditioning unit contrary to Sec. 430-35 Cols. 4 (addition, porch, A/C unit-front yard), 7 (addition & patio-rear yard), 9 (patio-accessory rear yard), 10 & 13.

Property owner, Ronald Farrington, was sworn by the Board Attorney and testified that he would like to close in the existing porch, construct a new porch and install a paver patio and A/C unit.

The application was carried to October 23, 2024 to meet with the Township Engineer regarding the memo in reference to stormwater mitigation and a soil moving permit.

Application 24:46 David Biskowitz, 57 Intervale Road, Block: 441 Block: 8 Zone: R-3
'C' Variance to construct an open deck with stairs contrary to Sec. 430-35 Cols. 8 & 13 and Sec: 430-10. I.

Property owner, David Biskowitz & Kenneth Fox, Licensed Professional Architect were sworn by the Board Attorney.

Mr. Fox testified that the deck was reduced from the original submission and by doing so, the impervious coverage will be reduced to the impervious coverage as it exists today. Additionally, in reducing the size of the deck, the setback variance will be reduced by 6 in.

Exhibit A-1, Photos of the yard, were presented to the Board to illustrate the existing conditions and the proposed.

While the impervious variance has been removed from the application and due to confusion by Mr. Fox of the yards and courts ordinance, he would like to request the variance for 1.77% as a precaution.

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. Reddy.

Approved by all.

Application 19:21, Pacific Outdoor Advertising, 299 Littleton Road, Block: 395 Lot: 1 Zone: B-2 Preliminary and Final Major Site Plan w/ 'C'/'D' Variance to construct a billboard with the proposed modifications from the original application as follows: The height of the billboard structure shall be reduced by five (5) feet, for a total height not to exceed fifty-five (55) feet; only the eastern facing or right facing billboard shall be static and a traditional billboard with traditional lighting to be turned off at midnight and turned back on no earlier than 6:00 a.m.; the other side shall remain a digital billboard as proposed with conical lights to diminish the disbursement of lights and impact on surrounding neighborhoods; the billboard shall be equipped with the appropriate technology necessary to limit visibility from the side.

Attorney, Joseph O'Neill, was present on behalf of the applicant to discuss the stipulations of approval presented to the Board.

Witness, John McDonough, Licensed Professional Planner was sworn by the Board Attorney and presented Exhibit A-1, Photos of crane test from April 2022.

Photo 1 is taken from Littleton Road & Noble Street, 900 ft. away,

Photo 2 is taken from Cerbos, 1500 ft. away.

Photo 3 illustrates a lit sign with limited cone of visibility.

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

Nancy Brighton, 15 Maplewood Drive, asked about the pictures taken in Exhibit A-1.

Betty Wyka, 1 Bennet Court, asked about the crane test.

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

Julia Peterson, 25 Old Parsippany Road, was sworn by the Board Attorney and spoke in opposition of the agreement.

Nancy Brighton, 15 Maplewood Drive, spoke in opposition of the agreement.

Kari Krauss, 109 Delanco Drive spoke in opposition of the agreement.

The Board went into conference to speak of their reasons to approve the agreement or not.

Approved by: Berkowitz, Joskowitz, Peddi, Quinn, Reddy, Kaplan.

Denied by: Gragnani, Willans.

Motion to adjourn.