

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 11, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Mazzarella, Peddi  
Mr. Quinn, Mr. Reddy, Mr. Willans, Ms. Gagnani

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

Absent:

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**

**NOMINATIONS FOR CHAIRPERSON**

Mr. Berkowitz made a motion to nominate Ms. Gagnani; second by Mr. Reddy.

Approved by all.

Pledge of Allegiance

The meeting is open to the General Public.

**CORRESPONDENCE**

Correspondence received from Mouhammed Zarir, 24 Seminole Avenue, Block: 539 Lot: 9 requesting Application 24:16 be carried to December 4, 2024 due to working with an engineer for stormwater management.

**RESOLUTIONS**

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.

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

Approved by Mazzarella, Quinn, Reddy, Willans, Gagnani.

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.

Mr. Reddy made a motion to approved the resolution; second by Mr. Joskowitz.

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

Application 24:29, Frank & Yinna Chih, 32 Bordeaux Drive, Block: 753 Lot: 16 Zone: R-2  
'C' Variance to construct a one-story addition, roofed front porch, front stairs, front walk, deck, rear stairs, new driveway and expansion, generator, a/c units and pads contrary to Sec. 430-35 Cols. 4, 5, 6, 10, 13 & Sec. 430-10. I.

Mr. Reddy made a motion to approved the resolution; second by Mr. Joskowitz.

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

Application 24:49, Avis Budget Group Inc., 379 Interpace Parkway, Block: 136 Lots: 36.08  
Zone: SED-5A, 'C' Variance to construct a wall sign.

Mr. Reddy made a motion to approved the resolution; second by Mr. Joskowitz.

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

## **AGENDA**

Application 24:44, Frank & Denise Pietropinto, 7 Manito Avenue, Block: 563 Lot: 9 Zone: R-4  
'C' Variance to install an air conditioning unit (replacement) contrary to Sec. 430-35 Col. 8.

Property owners, Denise & Frank Pietropinto were sworn by the Board Attorney and testified that the new A/C unit will be located in the same location as the old unit.

Chairwoman Gagnani opened the floor to the public to ask questions of the witness.

Chairwoman Gagnani opened the floor to the public to speak in support or opposition of the application.

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

Approved by all.

Application 24:53, John Thomas, 62 Winterset Drive, Block: 14.02 Lot: 11 Zone: R-4  
'C' Variance to install an air conditioning unit with pad contrary to Sec. 430-35 Col. 8.

Property owner, John Thomas, was sworn by the Board Attorney and testified that the A/C will go I the same location as the old unit.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman. Gragnani opened the floor to the public to speak in support or opposition of the application.

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

Approved by all.

Application 24:54 Stewart Fried, 32 Beechwood Avenue, Block: 576 Lot: 4 Zone: R-4  
'C' Variance to install an air conditioning unit with pad contrary to Sec. 430 Col. 8.

Property owner, Stewart Fried, was sworn by the Board Attorney and testified that due to health issues, an A/C is necessary.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

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

Approved by all.

Application 24:39, Alfred Figueroa, 82 Beechwood Avenue, Block: 575 Lot: 17 Zone R-4  
'C' Variance to install a shed (replace existing) and 6 ft. high fence contrary to Sec. 430-10. C. (shed side & rear yards), Sec. 430-10. I., Sec. 430-35 Cols. 10 & 13.

Property owner, Alfred Figueroa, was sworn by the Board Attorney and testified that his existing shed is falling apart after 40 years. He is unable to maintain overgrowth behind the shed where it is currently location and would like to locate the new shed further from the property line as a result. The proposed shed will be the same size and the fence will be installed in the rear and side yards.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman. Gragnani opened the floor to the public to speak in support or opposition of the application.

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

Approved by all.

Application 24:24, Charlotte Hogan/Timothy McCall, 17 Hilsinger Road, Block: 91 Lot: 17 Zone: R-3, 'C' Variance to construct a two-story Addition and screened porch contrary to Sec. 430-35 Cols. 4 & 10.

Property owners Charlotte Hogan & Tim McCall, were sworn by the Board Attorney and testified that they have a small house with a growing family. They have an undersized lot but the addition will not go beyond the existing home.

The addition will allow more living space as well as another bedroom.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

Mr. Mazzarella made a motion to approve the application; second by Mr. Reddy.  
Approved by all.

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.

**Carried from July 10, 2024**

Application No. 24:47, Hmat Associates, Inc., 1100 Edwards Road, Block: 768 Lot: 3.01 Zone: LIW-2, Final Major Site Plan for approval of a parking lot and truck terminal.

Attorney, Tom Molica, was present on behalf of the applicant.

Witness, Eric Keller, Licensed Professional Engineer, was sworn by the Board Attorney and testified that since approval of the preliminary site plan, the site work has been completed and the CO has been issued. The DEP permit has been obtained. The office trailer is smaller than the original approval and the berm has been cleaned up but some grading had to take place to meet conditions of the DEP.

Five trees along Route 280 had died and will be replaced. The lighting plan, landscaping and fence have been installed per the 2018 approvals.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Witness, Christine Cofone, Licensed Professional Planner was sworn by the Board Attorney and testified to the variance for the smaller office trailer.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness

Chairwoman Gragnani 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.

Motion to adjourn.