

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 25, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Peddi, Mr. Reddy, Chairwoman Gragnani

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

Absent: Mr. Mazzarella, Mr. Quinn, Mr. Willans

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 Joseph O'Neill of Garofalo & O'Neill requesting Application 22:04, Nakul Kasadwala, 130 Troy Road, Block: 726 Lot: 15 Zone: R-3 be carried to October 23, 2024 without further notice and with required extensions through October 31, 2024.

RESOLUTIONS

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.

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

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.

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

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.

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

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.

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

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.

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

Approved by all.

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.

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

Approved by all.

Agenda

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.

Carried from July 10, 2024

Property owner, Jasbir Singh and Fred Meola, Licensed Professional Engineer, Indarveed
Kahhar, Contractor, were sworn by the Board Attorney.

Mr. Kahhar testified that between the applicant's immediate family and extended family, six
family members will live in the home with five proposed bedrooms, which includes a
guestroom and it is common that new construction includes a bathroom in each bedroom. Two
full bathrooms are proposed on the first floor but the applicant is willing to change one into a
half bath with a single sink. The study will not be used to run a business. The basement will be

completely unfinished. There will be no wet bar, no bathroom and the stairs leading to the basement from outside will be eliminated.

The attic is proposed with walk-up stairs but the applicant agreed to pull-down stairs.

The applicant agreed to reduce the size of the house to bring down the building coverage and decrease the size of the deck.

The applicant agreed to comply with the memo of the Township Engineer.

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

Tim Wyman, 8 Ionic Court, asked about floor area ratio.

Elizia Lynch, asked about number of cars, number of people who live in the house, sq. ft. of the house.

Anthony Casetlucci, 11 Homer Street asked, about the attic space.

Eric Fisher, 12 Homer Street, asked about the size of the house that was demolished and occupancy.

Richard Fiorentino, 32 Homer Street, asked about closets.

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

Karen Elsman, 12 Trojan, spoke in opposition of the application.

Kathy Lynch, 9 Homer Street, spoke in opposition of the application and presented Exhibit O-1, Pictures of homes on Homer Street.

Inez Prost, 11 Grecian Street, spoke in opposition of the application.

Caludia Galvao, 8 Paris Place, spoke in opposition of the application.

Rush Gandhi, 56 Ridge Drive, Montville, spoke in support of the application.

Tim Wyman, 8 Ionic Court, spoke in opposition of the application.

Deepak Chandak, Address inaudible, spoke in support of the application.

Santieer Manko, Farmingdale Drive, spoke in support of the application.

Anthony Castellucci, 11 Homer Street, spoke in opposition of the application.

Eliza Lynch, 9 Homer Street, spoke in opposition of the application.

Sigmund Valaban, 10 Grecian Street, spoke in opposition of the application.

Gurgurshan Singh, 77 Fairfield Road, spoke in support of the application.

Alfred Chambers, 1 Ulysses Street, spoke in opposition of the application.

Application carried to January 15, 2025.

Application 24:51, James Farley, 275 Lake Shore Drive, Block: 581 Lot: 30 Zone: R-4
'C' Variance to construct an open deck with stairs contrary to Sec. 430-35 Col. 13.

Property owner, James Farley, was sworn by the Board Attorney and testified that he has an odd shaped lot. Part of the deck will be constructed over an existing patio.

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. Reddy make a recommendation to approve the application.

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

Approved by all.

Application 24:56, A2Z Rx, LLC, 122 North Beverwyck Road, Block: 513 Lot: 29 Zone: B-5
'D' Variance for pharmacy use.

Attorney Steve Tombialakian was present on behalf of the applicant.

Witness, Atta Reham, was sworn by the Board Attorney and testified that he has been a longtime resident of Parsippany. The pharmacy will sell products that a pharmacy normally sells. Hours will be 9:00-7:00 Monday through Friday and 9:00-4:00 Saturday. There will be two employees to start and an additional employee once the pharmacy grows. As others who patron existing stores on North Beverwyck Road, his employees and customers will park on North Beverwyck and nearby side street. Delivery will be offered. All medicines are secured.

Exhibit A-1, Sign plan was presented.

The front facing sign will be lit and when the store closes, the sign will be turned off. A second unlit sign is proposed on the side of the building.

There was discussion regarding parking in the lot between the subject property and neighboring medical office.

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

Witness, John McDonough, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria.

Exhibit A-2, Aerial views of the subject lot and surrounding area was presented.

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 of 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 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 August 7, 2024

Application carried to October 9, 2024, 7:00 pm.

Application 24:60, Cologix, 200 Webro Road, Block: 737 Lot: 2 Zone: SED-5A
Minor Site Plan w/ D Variance for fuel storage capacity, paving & striping.

Application carried to October 9, 6.30 pm.

Application 22:04, Nakul Kasadwala, 130 Troy Road, Block: 726 Lot: 15 Zone: R-3
Site Plan w/ D Variance to construct three townhomes.