

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 9, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Berkowitz, Mr. Mazzarella

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 Zachary Cirincione requesting Application 24:57, 32 Asbury Place, Block: 63 Lot: 2, be carried from October 9, 2024 to November 6, 2024 without further notice, except for the public utilities within the township.

Correspondence received from Michael Mui requesting Application 24:36, 26, Ute Avenue, Block: 562 Lot: 16, be carried from October 9, 2024 to December 4, 2024 without further notice and with the grant of any necessary extensions through December 31, 2024, for the Board to make decision on the case.

Correspondence received from Ursula Leo of Laddey Clark & Ryan LLP requesting Application 23:27, 328 Kingston, LLC, Block: 211 Lot: 11 be carried from October 9, 2024 to February 12, 2025 without further notice and grants an extension for the Board to make decision on the case through February 28, 2025.

RESOLUTIONS

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.

Mr. Reddy made a motion Gragnani to approve the resolution, 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.

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

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.

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

Approved by all.

AGENDA

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.

Carried from August 7, 2024

Application 24:52, Nakul Kasadwala, 275 Beachwood Road, Block: 203 Lot: 1.02 Zone: R-3
'C' Variance to construct a new two-story single-family dwelling with attached garage; covered
porch and open deck with stairs contrary to Sec. 430-35 Col. 3 & Sec. 430-275. H.

Property owner, Nakul Kasadwala, was sworn by the Board Attorney and testified that the lot is
an existing, narrow lot and due to the proposed the three-car garage, he is requesting a 30 ft.
driveway width.

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 24:57, Zachary Cirincione, 32 Asbury Place, Block: 63 Lot: 2 Zone: R-3
'C' Variance to construct a driveway expansion contrary to Sec. 430-35 Col. 13.

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.
Carried from July 10, 2024.

Motion to adjourn.