

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 23, 2024 at 7:30 P.M.**

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

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

Absent: Mr. Mazarella, 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.

RESOLUTIONS

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.

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

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.

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

Approved by

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. **Carried from August 21, 2024**

Property owner, Ronald Farrington, was sworn by the Board Attorney and that the property is located in Mt. Tabor, had been vacant for 7 years and purchased it in February this year. Currently, it is a 2-bedroom, one bath home and he would like a three-bedroom, two-bath. The existing porch will be closed in with a new porch constructed. The foot print will remain the same, but a second floor will be added. The applicant worked with the Township Engineer and will comply with the recommendations. The patio was reduced from the original proposal and the walkway will be changed to stepping stones vs a paver walkway.

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.

Application 24:45, Lillian Whitney-Morley, 58 Summit Road, Block: 323 Lot: 11 Zone: R-4
'C' Variance to install an air conditioning unit with pad (replacement) contrary to Sec. 430-35 Col. 8.

Property owner, Lillian Whitney-Morley, was sworn by the Board Attorney and testified that existing air conditioner was 30 years old and unrepairable. It will be placed in the same location and with a smaller unit than the original.

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 24:50, Calixtus Antony, 6 Upper Pond Trail, Block: 117 Lot: 6 Zone: R-3
'C' Variance to legalize the previously approved two-story, single-family dwelling; second story deck; necessary retaining walls; existing first story deck to remain; existing dock to remain and shed contrary to Sec. 430-35 Cols. 3, 4 (Roof of dwelling & shed not previously approved); 10 & 13; Sec. 430-10 I.

Property owner Calixtus Antony and Contractor, Frank Maricoda were sworn by the Board Attorney and testified that when the final asbuilt was submitted, there was a roof overhang and shed that was not part of the proposed home. Mr. Maricoda testified that it was human error that the home was constructed closer in the front yard than it should have been. There was a wall that crumbled and when the stakes were installed, they were installed closer to the street than they should have been and is why a wall was constructed in the setback. The retaining wall in the ROW was pre-existing.

Exhibit A-1, Photo of Shed.

Water runoff flows into the lake.

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.

Application No. 24:55, Lidiya & Yelena Binder, 4 Parkside Drive, Block: 763 Lot: 2 Zone: R-3 'D' Variance for a two-family home.

Property owners Lidiya & Yelena Binder were sworn by the Board Attorney and testified.

Discussion took place regarding the applicants need for a planner.

Application was carried to January 15, 2025 without further notice and with extensions to give the applicant time to hire a planner.

Application 24:22, Boxer Property, 90 East Halsey Road, Block: 737 Lot: 9 Zone: SED-5A 'C'/'D' Variance for medical offices and parking.

Attorney, Joseph O'Neill of Garofalo & O'Neill was present on behalf of the applicant.

Witness, Allison Hennessy, Property Manager, was sworn by the Board Attorney and testified that the offices are designed for when they are needed. Counselors are in the office 3-5 days a week and work from home otherwise. Six patients per day are seen when they are in. Parking spaces required is 382 however, the property has 357 but the lot is never full. Other companies in the building are architects, attorneys, contractors. Hours are 7 am-6 pm.

An ADA ramp was installed Monday and the re-striping will take place Friday.

The applicant's planner was not present however, a planner's report was submitted.

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

Approved by all.

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

Carried from September 25, 2024

Attorney, Joseph O'Neill of Garofalo & O'Neill was present on behalf of the applicant for the site plan portion of the bifurcated application to construct three townhomes.

Witness, Frank Matarazzo, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the current conditions as having an existing home. The dwelling will be demolished and one structure containing three townhomes with three bedrooms and one garage each will be constructed. The access entrance will be to one side of the property with the exit at the other. There will be a total of nine parking spaces. Landscaping is proposed. Stormwater is addressed by an underground detention system. Each unit will have individual water & sewer construction.

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

Application carried to January 15 7pm.

Motion to adjourn.