

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 6, 2024, at 7:30 P.M.**

Members Present: Mr. Berkowitz, 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:

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 24:03, Tejal Patel, 93 Halsey Road, Block: 297 Lot: 9 Zone: R-4
'C' Variance to construct a two-story addition; second floor addition; front landing & stairs; front walk; side landing & stairs; driveways and side/rear walk contrary to Sec. 430-35 Cols. 4 & 10.

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

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

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.

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

Approved by Berkowitz, Joskowitz, Peddi, Quim, Reddy, Gragnani.

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.

Approved by Berkowitz, Juskowitz, Peddi, Quim, Reddy, Gragnani.

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.

Approved by Berkowitz, Juskowitz, Peddi, Quim, Reddy, Gragnani.

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

Approved by Berkowitz, Juskowitz, Peddi, Quim, Reddy, Gragnani.

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.

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

Approved by Juskowitz, Peddi, Quinn, Reddy, Willans, Gragnani.

AGENDA

Application 24:40, Jiuanhuey Au, 63 Fairmount Road, Block: 357 Lot: 5 Zone: R-4
'C' Variance to legalize an air conditioning unit contrary to Sec. 430-35 Col. 8.

Property owner, Jiuanhuey Au, was sworn by the Board Attorney and testified that she has lived in her home for many years and that an air conditioning unit existed in the same location as the new 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. Reddy made a recommendation to approve the application.

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

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.

Property owner, Zachary Cirincione, was sworn by the Board Attorney and testified that the engineering report was received this morning and he had not had a chance to speak with the Town Engineer.

Application carried to January 8, 2025 to give the applicant time to work with the Town Engineer.

Application 24:31, Chase Bank, 53 North Beverwyck Road, Block: 607 Lot: 1 Zone: B-5
Preliminary & Final Site Plan w/ C Variance to construct solar carports.

Attorney, Danielle Federico, was present on behalf of the applicant.

Witness, Aaron Chan, Licensed Professional Engineer, was sworn by the Board Attorney and testified that Chase is looking to construct solar carports due to the existing building not being able to hold the additional weight load.

Exhibit A-1, Aerial view of subject site and surrounding area. The property is in a split zone with 87.7 impervious coverage and located within three front yards.

The submitted site plan sheet with the proposed carports was presented to show the three carport locations. The panels will cover three sections of the parking lot and cover 5, 6 and 3 spaces. The carports are 17.5 ft. in height and can accommodate a ladder truck. Snow and rain will be able to drain between the panels and nine LED strips will be located under the panels for lighting. One tree is proposed to be removed and another planted. The panels are non-glare.

The applicant will comply with the Board Professionals.

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

Witness, Thomas Ricci, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria and reviewed the requested variances.

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 24:13, Jay OM, Inc., 3 Greenhill Road, Block: 391 Lot: 1 Zone: B-3
Preliminary and Final Major Site Plan w/ C/D Variances to construct a mixed-use structure.

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

Witness, Fred Meola, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Existing & Proposed Conditions. The structure was once used as a doctor's office then later, residential use. The trash enclosure is located at the north west portion of the parking lot and a fence will be installed at the rear of the property.

There is a 9 ft. change in grade from Parsippany Road down Greenhill Road.

A brief description of the lighting and drainage plans were presented.

18 parking spots are proposed along with EV spaces.

Discussion took place regarding the east side retaining wall and curbing.

The applicant will comply with the comments of the Board Professionals.

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

Witness, Douglass Arsel, Licensed Professional Architect, was sworn by the Board Attorney presented Exhibit A-2, Architect Plans.

The proposed structure will be 90 ft. x 40 ft. with residential units on the second floor with three commercial units on the first. The end commercial units will be 1,105 sq. ft. with the center unit 1,044 sq. ft.

The second floor will contain three apartments with two bedrooms each.

The mechanicals for the residential units will be located in the attic and outside for the commercial units.

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

Witness, Prena Trivedi, Property Owner, was sworn by the Board Attorney and testified to the existing structure and use. The commercial and residential access points were discussed and attic stairs will be added to give the tenants access to the attic for storage.

Amenities were discussed.

Application carried to March 5, 2025.

CLOSED SESSION:

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township of Parsippany-Troy Hills Board of Adjustment is of the opinion that such circumstances presently exist; and

WHEREAS, the Township of Parsippany-Troy Hills Board of Adjustment wishes to discuss: Attorney/Client Privilege regarding possible litigation.

AND, WHEREAS, minutes will be kept, and once the matter involving the confidentiality of the above no longer requires confidentiality, the minutes can be made public.

NOW, THEREFORE BE IT RESOLVED by the Township of Parsippany-Troy Hills Board of Adjustment that the public be excluded from this meeting.

The Board went into closed session then reconvened into open session with a motion to adjourn.