

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 4, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Mazarella, 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: Peddi

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 Mouhammed Zarir, Block: 539 Lot: 9 requesting Application 24:16 be carried from December 4, 2024 to February 12, 2025 without further notice and with necessary extensions through February 28, 2025.

Approved.

Correspondence received from Michael Mui, Application 24:36, Block: 562 Lot: 16, requesting to withdraw his application.

Approved.

Correspondence received from John Horan, Esq. requesting Application 23:61, SRI Lakshmi, Inc., Block: 325 Lot: 3 be carried to April 9, 2025 without further notice and with necessary extensions through April 30, 2025.

Approved.

RESOLUTIONS

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.

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

Approved.

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.

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

Approved.

AGENDA

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 September 11, 2024

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 October 9, 2024

Application 24:58, United Methodist Church, 903 South Beverwyck Road, Block: 764 Lot: 35
Zone: R-1RW, 'C' Variance to construct a freestanding sign.

Attorney, Matthew Gilson, was present on behalf of the applicant to construct a freestanding sign.

Two existing signs and a monument freestanding sign are each located in the front yard, possibly in the setback. The monument sign is proposed to be removed.

The proposed sign requires variances for illumination, height and size. Additionally, the sign will have a changeable message component which is not permitted in the residential zone.

Witness, Jeffrey Packard, Sign Manufacturer, was sworn by the Board Attorney and testified to the illumination of the proposed sign as having LED lighting on the top panel only. Below the top panel are three aluminum panels.

The applicant agreed to shut off the flood lights by 10:00 pm.

Witness, Amy Gripp, Board of Trustees, was sworn by the Board Attorney and testified to the reasoning of the proposed sign.

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. Willans made a recommendation to approve the application.

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

Approved.

Application 23:61, SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3 Zone: B-4
Preliminary and Final Site Plan w/'D' Variance to construct a second-story residential unit over an existing yoga studio. **Carried from July 10, 2024**

Application 20:54, Danny Realty, 25 Route 46, Block: 770 Lot: 1 Zone: B-2
Preliminary and Final Major Site Plan w/'C'/'D' Variance for a gas station and drive through restaurant with the proposed modifications from the original application. **Carried from the 7:00 pm special meeting.**

Attorney, James Turteltaub, was present on behalf of the applicant for the settlement agreement hearing.

Added will be a mountable curb island located at the entrance/exit from the property to/from New Road; also added will be directional signage to include no 'Stacking Beyond This Point'; an entrance sign on Route 46E and drive-thru directional sign; removal of a retention wall and addition of a standard R(NJ) 10-7A or similar 'Do Not Block Driveway' will be installed.

Witness, James Henry, Licensed Professional Engineer & Planner, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Site Plan. Stripping was added directing patrons to the drive through lane; signage and an island will be added, which will help direct traffic on the property. While the retaining wall will be removed, the staircase toward the river will remain.

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.

Motion to adjourn.