

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 18, 2024 at 7:00 P.M.**

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

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

Absent: Mr. Mazarella, 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.

AGENDA

Application 24:61, Greg Ferrante, 3 Brooklawn Drive, Block: 168 Lot: 49 Zone: R-3
'C' Variance to construct a covered porch; alter/replace 222 sq. ft. front landing, stairs and walk
contrary to Sec. 430-35 Col. 10.

Property owner, Greg Ferrante, was sworn by the Board Attorney and testified that the porch will not be enclosed. All setbacks will be met and the property conforms with impervious coverage.

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. Berkowitz.

Approved.

Application 24:62, AW Contractor, LLC, 171 Old Bloomfield Avenue, Block: 693 Lot: 16.02

Zone: R-3, 'C' Variance to construct a new two-story, single-family dwelling with covered front porch and open deck with stairs contrary to Sec. 430-35 Col. 3.

Attorney, Dave Pennella, was present on behalf of the applicant to construct a new, two-story, single-family dwelling.

Witness, Jamie Vasquez of AW Contractor, was sworn by the Board Attorney and testified that he buys properties, demolishes older homes and constructs new homes.

The lot width of the proposed is 79.5 ft. and is the only reason for the need of a variance.

A drywell is proposed in the rear yard.

Exhibit A-1, Existing home was presented to the Board.

Exhibit A-2, 3 Pages of Elevations of proposed construction.

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. Berkowitz

Approved.

Application 24:63, Andrea Gosselin, 6 Reaville Court, Block: 313 Lot: 10.02 Zone: R-4 'C' Variance to install a 4 ft. high, solid vinyl fence with 1 ft. high lattice on top (total 5 ft. high fence) contrary to Sec. 430-11. A. & B.

Property owners, Andrea & Robert Gosselin, were sworn by the Board Attorney and testified that they live on a corner lot and would like to replace their existing chain link fence with a solid 4 ft. high fence with 1 ft. lattice.

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. Berkowitz.

Approved.

Motion to adjourn.