

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 15, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce, Mr. 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. Joskowitz, 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 24:57, 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.

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

Approved.

Application 24:69, Krishraj, LLC, 263 Lake Shore Drive, Block: 596 Lot: 5 Zone: R-4
'C' Variance to construct a new two-story, single family dwelling with open deck and stairs
contrary to Sec. 430-35 Cols. 3 & 4.

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

Approved.

AGENDA

Application 24:06, Jasbir Singh, 8 Homer Street, Block: 405 Lot: 4 Zone: R-3

'C' Variance to construct a new two-story, single family dwelling with roofed front entranceway & open deck with stairs contrary to Sec. 430-10 I.; 430-35 Cols. 10 & 13.

Carried from September 25, 2024

Application was withdrawn by Mr. Singh.

Application No. 24:55, Lidiya & Yelena Binder, 4 Parkside Drive, Block: 763 Lot: 2 Zone: R-3
'D' Variance for a two-family home. **Carried from October 23, 2024**

The Applicants failed to appear and the application was dismissed without prejudice.

Application No. 24:65, ISSO, 1699 Route 46, Block: 725 Lot: 8, 9, 10 Zone: O-3
Minor Site Plan w/ D Variance to construct an outdoor playground area.

Attorney Philip Rosenbach, was present on behalf of the applicant.

Exhibit A-1, Aerial of the subject lot and surrounding area was presented and described for the Board.

Witness, Rapi Amin, Temple Representative, was sworn by the Board Attorney and testified to the existing conditions.

The subject property which consist of three lots is approximately 2.7 acres with existing structure.

The playground is proposed to be located beyond the smaller parking area and is meant for the children of those attending services which take place one day per week from 4:00 pm-8:00 pm. This area will be fenced with lighting which will be on a timer and a line of trees will buffer the playground from the adjoining property.

Exhibit A-2, Photo of the Trash Enclosure Area, was presented. Due to garbage trucks backing into the enclosure it has been damaged and will be replaced.

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

Witness, Ruchip Patel, Licensed Professional Engineer, was sworn by the Board Attorney and briefly described each sheet of the plan set.

The lighting poles will be reduced from 20 ft. to 16 ft. A 4 ft. fence is proposed on a 4 ft. wall. The height is meant to keep children from climbing over the fence. Retractable netting is also proposed to keep balls from leaving the playground.

Lots 8, 9 & 10 will be merged.

The applicant agreed to comply with the comments of the Board Engineer.

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.

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

Approved.

Motion to adjourn.