

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 5, 2025 at 7:30 P.M.**

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

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

Absent: Mr. Willans, 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.

RESOLUTIONS

Application No. 24:55, Lidiya & Yelena Binder, 4 Parkside Drive, Block: 763 Lot: 2 Zone: R-3
'D' Variance for a two-family home. **Approval of dismissal of application for failure to appear.**

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

Approved.

AGENDA

Application 24:68, Yalda Naibzada, 9 Minnehaha Boulevard, Block: 528 Lot: 14 Zone: R-4
'C' Variance to construct a new two-story single-family dwelling with two covered porches and patio contrary to Sec. 430-35 Cols. 4 (Minnehaha Boulevard & Sioux Avenue), 9 (patio-rear yard) & 10.

Property owner, Yalda Naibzada and John Babula, Licensed Professional Architect, were sworn by the Board Attorney and testified that she would like to construct a home much like those in the neighborhood.

Exhibit A-1, Tax Map & Photos of other homes in the area that are similar to what will be constructed.

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

The home itself is within the setback however the stairs in each front yard are in the setback.

Discussed were the number of bedrooms, bathrooms and attic. The attic will have walk up-stairs, heat, air, no plumbing and will be used as a playroom for children.

Due to the property being located in a flood zone, it will not have a basement and is the reason for the playroom.

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

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.

Application 24:64, Marek Lezanski, 539 South Beverwyck Road, Block: 763 Lot: 9.02 Zone: R-2 'C' Variance to construct a detached three car garage with second story storage area only contrary to Sec. 430-13. B. (1) and Sec. 430-35 Cols. 10 & 13.

Property owner, Marek & Miraim Lezanski, were sworn by the Board Attorney and testified that they have been restoring the home over time. The garage will have electric only and be used for storage only.

Mr. Mazzarella made a recommendation to approve the application.

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

Approved.

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.

Ms. DeCroce recused herself from the application.

Attorney, Joseph O'Neill was present on behalf of the application and noted that along with other changes, the structure has been reduced in size.

The application was amended to include a major soil moving permit for 1,700 cy. of cut and fill.

Witness, Fred Meola, Licensed Professional Engineer, previously sworn, testified that the structure is proposed to be 40 ft. x 75 ft. and will comply with building coverage but will now have a setback 40 ft. to Parsippany Road and will no longer need a variance for the setback to Greenhill Road.

Green space, landscaping and amenities are now proposed. The trash area will be fully enclosed. Also proposed are two EV spaces for a total of 22 parking spaces vs. 21 spaces required.

Discussed was curbing, its height, type of curbing and the grade.

A buffer is now proposed but will need a variance for distance.

Landscaping vs. fencing was also discussed.

The A/C units will be location on the roof, out of view.

Four signs are proposed and will need a variance for number of signs, but no longer for sign area.

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

Witness, Douglas Asral, Licensed Professional Architect, previously sworn, testified to the reason for no stairs at the front of the building which is due to the grade. Reiterated was the reduction of the structure, A/C units and sign area.

Exhibit A-?, Front and Rear Elevations, was presented and described for the Board.

Basement will be for storage only.

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. Berkowitz.

Approved.

Application 24:38, Islamic Community Cultural Center, 879 South Beverwyck Road, Block: 764

Lot: 34 Zone: R1-RW, Preliminary & Final Site Plan w/ 'C'/'D' Variance to construction of a four-story, 29-unit housing facility. **Carried from January 8, 2025 for announcement of date and location of meeting.**

The meeting was carried to April 2, 2025 at 7:30 pm and will be held at Parsippany High School.

Motion to adjourn.