

**SPECIAL MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 2, 2025 at 7:30 P.M.
PARSIPPANY HIGH SCHOOL**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazzarella,
Mr. 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 24:77, Rosalind Eyerma, 52 Lawrence Road, Block: 288 Lot: 6 Zone: R-4
'C' Variance to install an air conditioning unit with pad contrary to Sec. 430-35 Col. 4.

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

Approved.

Application 24:72, Julio Ortiz, 170 Allentown Road, Block: 276 Lot: 2 Zone: R-4
'C' Variance to install an air conditioning unit and legalize an air conditioning unit contrary to Sec. 430-35 Col 8.

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

Approved.

Application 24:76, Anuya Aher & Milind Ghumre, 11 Brandyn Lane, Block: 734.09 Lot: 18 Zone:
PRD-2, 'C' Variance to legalize driveway expansions, patio expansion & pillars contrary to Sec.
430-275. H. & Sec. 430-35 Col. 13.

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

Approved.

Application 24:67, Ketan Thakkar, 29 Lana Drive, Block: 734.06 Lot: 8 Zone: PRD-2
'C' Variance to construct a sunroom addition on a new second floor deck; landing; stairs & concrete slab contrary to Sec. 430-35 Col. 7

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

Approved.

Application 24:75, Harkishan Aervadiya, 15 Cambridge Road, Block: 25 Lot: 40 Zone: R-1
'C' Variance to construct a single-family dwelling and steep slopes.

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

Approved.

Application 24.71, Kamal Malik, 318 Halsey Road, Block: 313 Lot: 4 Zone: R-4
'C' Variance to construct a new two-story, single-family dwelling with attached garage and roof front porch/entranceway contrary to Sec. 430-35 Cols. 2, 3, 10 & 13.

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

Approved.

AGENDA

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 February 5, 2025.**

Attorney, Steve Schipisis, was present on behalf of the application.

Witness, Mark Walker, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Colorized Aerial of the subject site and surrounding area.

The existing conditions were described to the Board.

A 29-unit age restricted structure will be constructed with parking beneath. Walkways and patios will be constructed; the lot will be re-striped; and 4 ADA and 9 EV spaces are proposed.

110 parking spaces are also proposed whereas 99 are required. Lighting levels will be according to the ordinance and shrubs will be planted. A sanitary sewer station will be constructed and

water lines will be moved. Stormwater runoff will be reduced, due to reduced impervious coverage.

The existing monument sign, which is located in the ROW, will be removed and a new sign will be constructed 1 ft. from the property line at a height of 8 ft. high. Site distance will not be disturbed.

The height of the building has been reduced by one story to 40.6 ft.

Necessary variances are D Variance for the residential and two primary uses; C Variance for coverage, stories, height, parking, parking space size, sign setback, parking setback. Lot size and lot width are pre-existing.

Lighting under the building in the parking area will lit 24 hours per day.

The existing shed will either be moved or removed.

Reports of the Board Engineer and Construction Department were addressed.

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

Attorney, John Mills, representing Mr. & Mrs. Trivedi and Mr. & Mrs. Kret, asked about parking; number of parking spaces; reducing the size of the structure; visibility of the structure; lighting; height of the structure; parking lot and signage.

Dhavah Shah, 86 South Powdermill Road, asked about lighting and garbage collection.

Amy Gripp, United Methodist Church, ask about the use of their parking lot.

Inaudible Patel, Troy Meadow Road, asked about non-profit status and water runoff.

Mike Lavelle, Creston Road, asked about age restriction, variances and zoning codes.

Dave Egarin, 4 Benjamin Court, asked about visibility of the structure.

Madie Ericson, 906 South Beverwyck Road, asked about the construction.

Nick Homyak. 26 Onida Avenue; asked about garbage; plantings; soil; lighting and parking.

Inshan Ali, 19 sagamore road, asked about contaminated water runoff.

Chris Joo, 55 Bordoux Drive, asked about taxes; environmental conditions and lighting.

Davis Medina; 22 Lord Sterling Drive, asked about meals for the residents and street parking.

Larry Wharton, 4 Avery Court; asked about a ground transformer.

Application carried to April 23 for announcement of date.

Motion to adjourn.