

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 3, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Kaplan, Mr. Parikh, Mr. Reddy,  
Ms. Snyder, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner  
Chas Holloway, P.E., Board Engineer  
Peter J. King, Esq. Board Attorney

Absent: Joskowitz, Mazarella

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 22:56, James Caputo, 7 Ute Avenue, Block: 565 Lot: 10 Zone: R-4  
'C' Variance to legalize a shed contrary to Sec. 430-10. C.; Sec. 430-35 Cols. 10 & 13.

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

Approved.

Application 22:62, Migdaris Lennon, 18 Maple Lane, Block: 573 Lot: 20 Zone: R-4  
'C' Variance to legalize a patio and shed contrary to Sec. 430-10. C. (shed side & rear yards);  
Sec. 430-35 Cols. 8 & 9 (patio side and rear yards) and Sec. 430-35 Col. 13.

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

Approved.

Application 22:68; Rikesh Godhani; 1 Waterloo Drive, Block: 18.2 Lot: 3 Zone: R-1  
'C' Variance to construct a garage addition; breezeway addition; driveway expansion & air conditioning unit; and legalize a paver patio & "covered kitchen" cabana contrary to Sec. 430-35 Col. 4 (addition and A/C unit), Sec. 430-35 Col. 13.

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

Approved.

Application 22:74. Hitendra Pandya, 511 Lake Shore Drive, Block: 329 Lot: 5 Zone: R-4  
'C' Variance to construct a two-story, single-family dwelling and open deck with stairs contrary to sec. 430-35 Cols 7 & 10 and Sec. 430-10 I.

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

Approved.

### **AGENDA**

Application 23:04, Andrew Irizarry, 1 Fox Hill Road, Block: 109 Lot: 1 Zone: R-3  
'C' Variance to legalize a patio, wood dock (decking) and turf contrary to Sec. 430-35 Cols. 4, 8, 9 & 13.

Property owner, Andrey Irizarry, was sworn by the Board Attorney and testified that a portion of the patio existed however, he did extend it. The purpose of the turf areas is that it is currently dirt and with runoff, it is muddy but turf allows water to go through. The survey showed three areas of concrete though the concrete does not exist. The shed existed at the time the home was purchased.

Mr. Willans made a recommendation to approve the application.

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

Approved by all.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

Application 23:07, Meliton & Myla Rulloda, 30 Longport Road, Block: 327 Lot: 13 Zone: R-4  
'C' Variance to construct a shed contrary to Sec. 430-10. C. (side & rear yards); Sec. 430-10 I. & Sec. 430-35 Col. 10.

Property owners, Meliton & Myla Rulloda, were sworn by the Board attorney and testified that to the rear vinyl fence that will block the view of the shed. It was also agreed that they will move the shed to sit at 4 ft. on the side and rear property lines.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

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

Approved by all,

Application 22:82, Michael Levine, 7 Manchester Street, Block: 474 Lot: 3 Zone: R-3  
'C' Variance to construct additions, in-ground pool and patio contrary to Sec. 430-35 Col. 10.

Attorney Matthew Capizzi, was present on behalf of the applicant.

Witness, Jeff Egarian, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the existing conditions as being a home, driveway, patio & collapsed in-ground pool.

Additions, a covered porch, new pool and patio are proposed. Impervious coverage will be reduced with the improvements. The patio around the pool will be pavers and a perimeter drain will be installed.

The family room will be enlarged as will the dining room. A master bath is proposed.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Chairman Iracane 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. Kaplan made a motion to approve the application; second by Ms. Snyder.

Approved by all.

Application 22:83, Boonton Mosque & Islamic Learning Center, 39 Littleton Road  
Block: 454 Lot: 3 Zone: R-4, Minor Site Plan/C/D Variance religious use.

Attorney, Simone Calli, was present on behalf of the applicant for a house of worship.

Witness, Shafi Ullah, Authorized Agent, was sworn by the Board Attorney and testified that the building was purchased to have their own mosque. Currently they congregate out of the mosque in Boonton. It is anticipated that approximately 40 families, 80-100 people, will attend. Five services take place each day and can bring 20 members each. Friday will bring 80-100 members. Sunday can bring 30-40 people. Five prayer sessions; dawn to sunrise will last 10 minutes with 5-7 members expected. Lunch prayer 1-1.30 will have an expected 10-12 members. Evening prayer runs from 5:00-10:00 pm and will last approximately 10 minutes with

an expected 10-15 members. Late prayer sessions last three minutes after sunset and can bring 20 people. Prayer session can be as late as 10:30 pm due to the timing of the sunset. Ramadan can bring additional people.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Witness, Mike Kuybida, Licensed Professional Architect, testified that there is no change to the existing building footprint. Parking exists on both sides of the building and will remain, but will be restriped. Site lighting is proposed and will be on a timer. A wood fence is to be removed from the south parking lot. New Stucco is proposed as well as a dome. No outside audio is proposed. Metal screens blocking the windows are also proposed. EV spaces will be installed if required. Trash pick-up will be by private hauler and will arrive at off peak prayer times.

The applicant agreed to bollards by the four parking spaces at the northeast section of the parking lot. The sign face will be replaced.

The dome will be lit but shut off after the last prayer, no later than 11:00 pm.

The applicant will comply with the Board Planner and Engineer's reports.

Exhibit A-1, 2 Sheets illustrating a mosque with metal screens to block the windows.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Witness, Paul Ricci, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

Mr. Parikh made a recommendation to approve the application.

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

Approved by all.

Application 21:71, Puddingstone Developers; 47, 53, 48 Beverly Street, Block: 7 Lots: 45.09, 45.10, 45.11 Zone: R-1; 'C' Variance for steep slope disturbance and walls.

**Carried from April 19, 2023 for announcement of new hearing date and location.**

Application was carried to May 17, 2023 for announcement of a new hearing date and location.

Application 21.73, Ravi & Rajendra Amin, 162 Halsey Road, Block: 325 Lot: 2 Zone: B-4 Preliminary and Final Site Plan/'C'/'D' Variance to construct a multifamily, residential Building. **Carried from February 15, 2022**

Attorney, Joseph O'Neill, was present for the continuation of the application.

Witness, Brittney Klimm, Licensed Professional Architect, was sworn by the Board Attorney and testified that the building was reduced by 2ft. in length and shifted forward, and be fully sprinklered. The structure will be 5,430 sq. ft. in total.

Exhibit A-5, Revised Plan Sheet A2.01, was presented to the Board and described.

The application was carried to July 26, 2023 without further notice and with required extension.

Motion to adjourn.