

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MAY 17, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, 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: Mr. Mazarella, Mr. Parikh, Mr. Reddy

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 21:72, Ravi & Rajendra Amin, 32 Ludlow Road, Block: 326 Lot: 9 Zone: B-4, Preliminary and Final Site Plan w/'C'/'D' Variance for the construction of a multifamily residential building. **Resolution to withdraw.**

Mr. Kaplan made a motion to approve the resolution; second by Mr. Joskowitz.

Approved by all.

AGENDA

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 May 3, 2023 for announcement of new hearing date and location.

Application 23:03, Vanessa Delmaro & Christian Stevens, 61 Norman Avenue, Block: 557 Lot: 12 Zone: R-4, 'C' Variance to construct a one-story addition and landing & stairs contrary to Sec. 430-35 Cols. 5, 10 & 13.

Attorney, Mark Skolnick, was present on behalf of the applicant.

Witnesses, Christian Stevens & Robert Stevens were sworn by the Board Attorney and testified that they would like to build a one-story addition for additional room in an otherwise small home. The applicant will comply with the memo of the Township Engineer and contact the DEP. Pavers in the rear will be removed.

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. Joskowitz made a recommendation to approve the application.

Mr. Joskowitz made a motion to approve the application, second by Mr. Kaplan.

Approved by all.

Application 22:60, Dharmeshkumar Shah, 165 Everett Road, Block: 238 Lot: 2 Zone: R-4 'C' Variance to legalize a patio and two sheds contrary to Sec 430-35 Cols. 8 & 9; Sec. 430-10. C. (shed side and rear yards). **Carried from March 22, 2023**

Witnesses, Archiana Shah & Meet Shah, were sworn by the Board Attorney and testified that they will remove 200 sq. ft. of the paver in lieu of stormwater management measurements. Approximately one-third of the concrete patio will be removed from under and around the second shed closest to the property line in the rear.

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. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Application 22:79, Parsippany Islamic Center, Inc. 1070 South Beverwyck Road, Block: 757 Lot: 48.02 Zone: R-2, 'C' Variance to legalize a portico contrary to Sec-10 I. & Sec. 430-35 Col. 10.

Attorney, Steven Scheppis, was present on behalf of the applicant to legalize a portico that that existed at the time the structure was purchased.

Witness, Mr. Kocar, was sworn by the Board Attorney and testified that the home was in foreclosure and purchased online. It is owned by a religious entity but is used as a home, not for services.

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

Approved by all.

Application 22:76, Corigliano, 30 Intervale Road, Block: 448 Lot: 15 Zone: R-3
Preliminary Major Site Plan w/D Variance add a permanent structure and additional parking to a previously approved towing facility. **Carried from March 8, 2023**

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present on behalf of the applicant to amend a previous approval of a towing location for storage, equipment and supplies related to a towing service. They operate 24 hour a day, 7 days a week.

Witness, Peter Korzen, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the existing conditions and surrounding area. The property is 20,500 sq. ft. with an existing one-story structure with asphalt and stone driveways. The property also contains storage containers and has an existing drywell.

The amended site plan proposes a 30 ft. x 50 ft. accessory building to replace an existing fabricated structure & sea container. The new structure will house two heavy duty tow trucks, a tow truck and skid steer. There will be parking for four employee vehicles; two trailers on wheels will be relocated and a flatbed truck will be located outside the new structure. New lighting is not proposed though two visitor parking spaces and stormwater management are proposed.

Necessary variances are for height of accessory building; number of vehicles and building coverage.

The applicant will comply with the comments of the Board Engineer's review.

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

Witness, Michael Pessolano, Licensed Professional Planner, was sworn by the Board Attorney and produced Exhibit A-1, 6 Sheets of aerial view of the subject lot and view of existing structure which has the appearance of a home.

The aerials were taken from different views. The residential property next door is screened by large trees from the commercial use.

The positive and negative criteria were presented.

The Board took a two-minute break then reconvened.

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. Joskowitz made a recommendation to approve the application.

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

Approved by all.

Motion to adjourn.