

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

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzarella,
Mr. Parikh, Mr. Reddy, Mr. Iracane

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

Absent: Ms. Snyder, 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 22:71, Kamal Malik, 318 Halsey Road, Block: 313 Lot: 4 Zone: R-4
'C' Variance to construct a two-story, single-family dwelling and one-store covered porch/entrance contrary to Sec. 430-35 Cols. 2, 3, 4, 10 and Sec. 430-275. X.

Approved.

Application 22:64, Badal & Priyanka Rana, 285 North Beverwyck Road, Block: 705 Lot: 31 Zone: R-3, 'C' Variance to legalize a paver patio; driveway expansion and above-ground swimming pool contrary to Sec. 430-35 Cols. 8, 9 & 10.

Approved.

Application 22:73, Robert Connors, 154 Rainbow Trail, Block: 109 Lot: 27 Zone: R-3
'C' Variance to construct a two-story addition; second-story addition; balcony over open deck; expansion of the open deck with stairs & two A/C units contrary to Sec. 430-35 Cols. 4, 10, 13 and Sec. 430-10 I.

Approved.

Application 23:11, Dinesh Jog, 765 Park Road, Block: 198 Lot: 1 Zone: R-3
'C' Variance to construct a new two-story, single-family dwelling and legalize a shed contrary to Sec. 430-35 Cols. 2, 4 (Dwelling & Shed), 10, 12, 13 & Sec. 430-10. C.

Approved.

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.

Approved.

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.

Approved.

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.

Approved.

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.

Approved.

AGENDA

Application 22:75, Gavin & Valerie Spector, 6 West Heading Place, Block: 74 Lot: 8 Zone: R-3
'C' Variance to construct a new two-story single-family dwelling with attached three-car garage contrary to Sec. 430-35 Cols. 2, 3, 4, 5, 6, 7, 9, 10, 13; Sec. 430-275. H. and Sec. 430-275. X.

Carried from April 19, 2023

Property owners Gavin & Valerie Spector, & Architect, were present and previously sworn.

Discussed this evening were summer & winter shadow studies at 12:00 noon and 4:00 pm due to the neighbor's concerns that the applicant's home would cast shadows on his home and would lose sunlight in his rear yard. The homes will be 17 ft. apart from each other.

The architect reviewed the past requests of the objector and concessions of the applicants.

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

Jason Castle, 10 W. Hedding Place, asked about the easement and his other concerns.

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

Jason Castle, 10 W. Hedding Place, spoke in opposition of the application.

The board went into conference to discuss their reasons to approve or deny the application.

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

Approved.

Mr. Kaplan arrived late and did not participate in the vote.

Application 23:01, Aaron Gonzales, 42 Minnehaha Boulevard, Block: 535 Lot: 1 Zone: R-4
'C' Variance to construct additions contrary to Sec. 430-35 Cols. 4, 5, 10 & 13; Sec. 430-275. X. &
Sec. 430-10 I.

Contractor, Aaron Gonzales, was sworn by the board attorney and passed out Exhibit A-1 consisting of a survey, photo of the existing structure and several renderings of the proposed.

The property is a corner lot on Minnehaha Boulevard and Wenonah Avenue. A one car garage addition and driveway expansion are proposed. A deck will be constructed over the existing concrete patio and the garage will be attached to the home with a bedroom above. A second story addition is also proposed on the existing home.

The applicant agreed to the conditions of the Township Engineer's memo.

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

(Name inaudible), 42 Wenonah Avenue, asked when construction would begin, about a dumpster & water.

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. Joskowitz.

Approve.

Application 22:77, The Rose House, 929 Knoll Road, Block: 497, Lot: 10 Zone R-1
'C' Variance to legalize a shed and gravel driveway expansion contrary to Sec. 430-275. X.; Sec.
430-10 I. & 430-35 Cols. 10 & 13.

Harvey Singer, Attorney, was present on behalf of the applicant and testified that a shed was placed partially on the driveway and grass. The deck was existing and the driveway expansion squared off the driveway. The applicant will comply with the memo of the Township Engineer.

Witness, Steve Hennley, Maintenance Man, was sworn by the Board Engineer and testified that he has been with the Rose House for seven years and there have been no flood issues.

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 motion to approve the application; second by Mr. Reddy.

Approved.

Application 22:81, Salah Elzain, 880 Littleton Road, Block: 195 Lot: 39 Zone: R-3
'C' Variance to construct a four-story, single-family dwelling with attached garage; covered porch; deck with stairs (patio below) & retaining walls contrary to Sec. 430-35 Cols. 1, 10, 11, 13 & Sec. 430-10 I. **Carried from March 22, 2023**

Property owner, Salah Elzain, previously sworn, handed out Exhibit A-1, letter dated May 24, 2023, from Geoffrey Gogan describing the changes made to the application.

Trees will not be removed from the front of the property; building and impervious coverage have been reduced and no longer in need of variance.

The grade will be increased on sides of the foundation which will create a basement as defined in the ordinance. No kitchen is proposed in the basement.

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

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

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

Subject to site plan given to zoning for compliance. Updated grading plan. Pull down stairs.

Approved.

Application 22:58, Lee Outdoor Advertising, LLC, 80 Mazdabrook Road, Block: 735 Lot: 2 Zone: COD, Preliminary and Final Major Site Plan w/'C/D' Variance for construction of a multi message off-premise advertising sign.

Application carried to July 12, 2023 – 7:00 pm without further notice and with required extensions.

Motion to adjourn.