

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 21, 2023 at 7:30 P.M.**

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

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.

CORRESPONDENCE

Correspondence received from Emily Coughlin regarding Application 21:77, 63 North Place, Block: 68 Lot: 2, requesting a two (2) year extension of resolution approval from January 26, 2022, to January 26, 2024.

Approved.

Correspondence received from Attorney Michael Rubin requesting an adjournment of Application 22:45, 119-219 New Road without date to give time to the applicant to revise his plans. Notice and publication will be made upon a new hearing date.

Approved.

RESOLUTIONS

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.

Approved.

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).

Approved.

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.

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 23:05, Enver Mansur, 506 Parsippany Boulevard, Block: 423.1 Lot: 12 Zone: R-3
'A' Appeal of the decision of the Administrative Officer due revoking a zoning permit for a
two-story, single-family addition whereas the applicant constructed a three-story addition,
three-family dwelling.

Attorney, Andrew Delaney was present on behalf of the applicant and testified that the
applicant would like to abate all violations except for the third floor.

Property owner, Enver Mansur, was sworn by the Board Attorney.

Mr. Delaney passed out Exhibit A-1, Hill v. Bd. Of Adjustment Borough of Eatontown, 1972.

Mr. Mansur testified that he performed work based on permits from the Construction
Department.

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

Mr. Vince Panvini, 470 Parsippany Boulevard asked about the additional units in the house and
why he did not go to the zoning department for permits.

Mrs. Gale Black, 44 Parsippany Boulevard asked if there is a CO for the home since someone
lives there and causes damage to her property.

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

Sarah McIntosh, 55 Wood Crest, spoke in opposition of the application.

Robert Denney, 40 Bell Road, spoke in opposition of the application.

Kathleen Denney, 40 Bell Road, spoke in opposition of the application.

Gale Black, 44 Parsippany Boulevard, spoke in opposition of the application.

Mr. Delany summed his case.

The Board went into conference to speak of their reasons to approve or deny the appeal.

The board took a five-minute break to give the applicant and his attorney time to discuss how they would move forward.

The application was carried to October 4, 2023.

Application 23:19, Par Troy Funeral Home, 95 Parsippany Road, Block: 226 Lot: 4 Zone: B-3 'D' Variance to install a shed and generator.

Attorney, Rosemary Stone Dougherty; was present on behalf of the applicant for the existing shed and generator to be relocated.

Owner, Ronald DiMaggio, was sworn by the Board Attorney and testified that the generator must be relocated from inside the building, to outside. It had been inside since 1982 however, the codes have changed.

The shed is necessary for storage of non-chemical items related to the funeral home.

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

Witness, Fred Meola, Licensed Professional Engineer, was sworn by the Board Attorney and testified that there is more than adequate room for two-way traffic in front of the generator and bollards.

Spaces will be marked for employee parking.

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 by all.

Application 22:45, 199 New Road, LLC & 219 New Road, LLC, 199-219 New Road, Block: 770
Lots: 4 & 5 Zone: LIW-2; Preliminary and Final Site Plan w/ 'C'/'D' Variance to construct two
warehouses.

Motion to adjourn.