

**MINUTES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS
BOARD OF ADJUSTMENT MEETING
WEDNESDAY, DECEMBER 18, 2019**

Chairman Iracane called to order the Board of Adjustment Meeting of Wednesday, December 18, 2019 at 7:30 PM.

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

Also Present: Mr. Hirniak, Board Attorney
Mr. Chadwick, Board Planner
Mr. Holloway, Board Engineer

Absent: Mr. Persaud

Announcement is made that adequate notice of this meeting has been given, 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".

Pledge of Allegiance

Chairman Iracane opened the floor to the public for anyone wishing to speak.

Resolutions:

19:13, 19:50, 19:57

Application 19:13 Petro Hub, 261 Parsippany Road/Adelphia Road, Block: 376 Lots: 11 & 11.01 Zone: R-4 & O-S, 'C' Variance to legalize signage.

Motion to approve the resolution was made by Mr. Berkowitz; second by Mr. Joskowitz.

Approved by Berkowitz, Joskowitz Parikh, Reddy, Snyder, Iracane.

Application 19:50

Cozy Day Spa, 309-345 Route 46, Block: 767 Lot: 2 Zone: B-2
'D' Variance for a massage spa

Motion to approve the application was made by Mr. Berkowitz; second by Mr. Reddy.

Approved by Berkowitz, Reddy, Willans, Iracane.

Application 19:57 Paula Tavares-Greco, 217 Everett Road, Block: 218 Lot: 2 Zone: R-4
'C' Variance to legalize an 80 ft. shed and 821 sq. ft. patio and walk contrary to Sec. 430-35 Col. 8 & 9.

Motion was made by Mr. Berkowitz to approve resolution 19:57, second by Mr. Reddy.

Approved by Berkowitz, Joskowitz, Parikh, Reddy, Snyder.

Agenda:

Application 17:74

Littleton Road, LLC, 240 Littleton Road, Block: 412 Lots: 8 and 9 Zone O-1
'C'/'D'/Preliminary and Final Major Site Plan to develop the property for a 7-11 and an unnamed tenant. Carried from September 18, 2019 for announcement of January 29, 2020 hearing date. Not testimony provided this evening.

Mr. Willans made a motion to carry application 17:74 to January 29, 2020 without further notice and all necessary extensions.

Approved by all.

Application 19:41

Devin & Victoria Cavaleri, 6 Elray Road, Block: 166 Lot: 71 Zone: R-3
'C' Variance to legalize an additional 1,016 sq. ft. of river rock around pool patio and between house and walkway contrary to Sec. 430-35 Cols. 8, 9 & 13
Carried from October 23, 2019.

Mr. Reddy made a motion to carry application 19:41 to March 4, 2020 with necessary extensions and with notice to 4 Glencove Road.

Approved by all.

Application 19:55

Whole Foods, 30 Waterview Boulevard, Block: 421 Lot 29.03 Zone R-C
'C' Variance to install a wall sign.

Mr. Reddy made a motion to carry application 19:55 without further notice with necessary extension to February 5, 2020; second by Mr. Joskowitz.

Approved by all.

Application 19:40

Ge Wang, 1010 Vail Road, Block: 491 Lot: 17 Zone: R-3

'C' Variance to construct a shed; deck expansion and patio expansion contrary to Sec. 430-10 C and 430-35 Col. 8, 9 & 13.
Carried from October 23, 2019

Ge Wang, Property Owner, previously sworn, did not have an engineer report as previously requested resulting in his case to be carried.

Mr. Willan made a motion to carry the case to March 4, 2020 without further notice and required extensions; second by Mr. Joskowitz.

Approved by all.

Application 19:54

Entin Road Realty Associates, 7 Entin Road, Block: 202 lot: 3 Zone: SED-3

'C' Variance to install signs.

Attorney, Matthew Capazzi, was present on behalf of the applicant to install signs which is the final phase of improvements to draw new tenants. For sometime they had a tenant who occupied the majority of the building but has since downsized greatly. They are proposing directional, monument and building signs.

Witness, Adolf Montana, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Sheets C-1 and C-2, dated December 18, 2019. The lot and surrounding area were described. The site is 8.36 acres with an existing building and two points of access from Entin Road, one to the north side of the property, the other to the south. A freestanding tenant sign stands near the north access with a directional at the south. The applicant would like not only replace the signs but switch each location with the other. A monument sign would be constructed near the south driveway. It will be 7 ft. x 12 ft. and 20 ft. from the setback.

A 14 sq. ft. freestanding sign is also proposed. It will be 6.5 ft. x 4 ft. and set back 10 ft. where 20 is required.

Two building signs, one on the north side of the building and the other on the south, each 8 ft. in diameter, will be 25 ft. to the top of the sign and will read 7 Entin.

The Board confirmed that a sign will not be installed on the side of the building facing Route 287.

It was noted there was no public in attendance.

Witness, Kate Keller, Licensed Professional Planner, was sworn by the Board Attorney and testified to the property's existing conditions. A variance is need for

the size of the monument sign; a second freestanding structure; two wall signs where one is permitted and the height of the signs due to the projection being more than 3 in. from the wall.

The positive and negative criteria were presented.

The Board questioned the light intensity of the wall signs; the thickness of the buffer between the subject and residential lots; asked about the existing tenants and confirmed that all existing signs at the road will be removed.

Ms. Snyder made a motion to approve the application for signage; subject to all existing signs being removed and no sign will be installed to face Route 287; second by Mr. Reddy.

Approved by all.

Motion to adjourn.