

**MINUTES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS  
BOARD OF ADJUSTMENT MEETING  
WEDNESDAY, JANUARY 24, 2018**

Chairman Iracane called the Board of Adjustment Meeting of Wednesday, January 24, 2017 to order at 7:30 PM.

Members Present: Mr. Persaud, Mr. Reddy, Ms. Snyder, Mr. Willans, Chairman Iracane.

Also Present: Peter J. King, Esq., Board Attorney  
John T. Chadwick, IV, Board Planner  
Andrew Cangiano, PE, Board Engineer

Absent: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Shah

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.

Correspondence:

Chairman Iracane read a letter from Peter U. Lanfrit, LLC dated January 8, 2018 requesting an adjournment of Application 17:73, Rukh Parsippany Properties, LLC until the meeting of February 21, 2018 without further notice.

Motion to Carry made by Mr. Willans. Second by Mr. Reddy. Approved by All.

Resolution:

Application No. 17:20

Isso, 1699 Route 46, Block: 725 Lots: 10.01 B-2

'C' Variance to construct a roofed structure over an existing stairway, monument sign on lower half and building signage.

A motion to Adopt was made by Ms. Snyder. Second by Mr. Reddy. Approved by Reddy, Snyder, Iracane.

Application No. 17:96

Oksana Kotliar, 87 Halsey, Block: 297 Lot: 8 Zone: R-4

'C' Variance to construct an open deck with stairs, side walk and legalize a shed.

A motion to Adopt was made by Mr. Willans. Second by Mr. Reddy.  
Approved by Persaud, Reddy, Snyder, Willans, Iracane.

Agenda:

Application No. 17:89  
Carol Mello, 24 Farrand Drive, Block: 708 Lot: 15 R-3  
'C' Variance to construct a new open deck with stairs.

Ms. Mello, owner of the property, was sworn by the Board Attorney.

The Board reviewed the Application and asked questions of Ms. Mello regarding her existing deck and pool. The Applicant testified to the poor condition of the deck with the proposed to be smaller in size.

The Board Planner asked the Applicant about the condition of the shed and suggested the Application be amended to include the shed location which is 2.1 ft. from the property line, should the structure have to be replaced.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the Witness.

The Witness had nothing further to add.

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

A recommendation for approval of the application was made by Ms. Snyder.

A motion to approve the Application granting a 'C' Variance to construct a new 630 sq. ft. open deck with stairs contrary to Sec. 430-10.I and Sec. 430-35 Col. 13 and to Amend the Application to legalize the existing shed was made by Ms. Snyder. Second by Mr. Reddy.

Approved by All.

Application No. 17:89  
Mr. & Mrs. Howard Hendrickson, 26 Ferndale Drive, Block: 490 Lot: 4 Zone: R-3  
Application was carried from December 13, 2017 for additional information as requested by the Board for a 'D' Variance to convert a garage into an apartment for a relative/caretaker.

Although this application was on the Agenda, the Applicants withdrew their Application on January 24, 2018.

Application No. 17:100  
Mr. and Mrs. Markus Hannig, 76 Eldora Road, Block: 355 Lot: 7 Zone R-4

'C' Variance to expand a driveway and add a paver walk.  
Mr. Hannig who is the owner of the property was sworn by the Board Attorney.

The Board reviewed the Application and asked Mr. Hannig why he is seeking approval to expand his driveway and reason for the path. The Applicant explained that the driveway expansion is to be able to get out of his car without stepping on grass.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the Witness.

The Witness had nothing further to add.

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

A recommendation for approval of the application was made by Mr. Willans.

A motion to approve the Application granting a 'C' Variance to construct a 52 sq. ft. driveway expansion and a 48 sq. ft. front paver walk contrary to 430-275.X. and Sec. 430-35 Col. 13 by Mr. Willans. Second by Mr. Reddy.

Approved by All.

Application No. 17:101

Kriss Greenwood, 172 Lake Shore Drive, Block: 531 Lot: 10 Zone R-4

'C' Variance to install a fence in the front and rear yards.

Witnesses, Kriss Greenwood and Daniela Conte, were sworn by the Board Attorney.

The Board reviewed the Application and asked the Witness about the proposed, the surrounding properties, the grade of their property and the type of fence material to be used. The Applicant testified that she is seeking privacy from surrounding commercial uses and because of the pitch of her property a 7ft. fence in the rear would not have the appearance of such height.

Exhibit A-1, pictures of the existing fence from several different views was given to the Board.

The Applicants father, Mr. Conte, was sworn by the Board Attorney and testified to the grade of the property at the rear of the house.

Discussion of different heights and styles of fence was discussed.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the Witness.

The Witness had nothing further to add.

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

A recommendation for approval of the application was made by Mr. Reddy.

A motion to approve the Application granting a 'C' Variance to construct a 5 ft. high fence with 1 ft. lattice in the front yard and a 7 ft. high fence in the rear yard contrary to Sec. 430-11.A and B. was made by Ms. Snyder. Second by Mr. Persaud.

Approved by All.

Application No. 17:102

Parsippany Commons, 3219 Route 46, Block: 411 Lot: 26 Zone B-1

'C' Variance to replace an existing free standing sign.

Jason Rittie, Attorney from Einhorn, Harris, Ascher, Barbarito & Frost, was present to represent the Applicant, Larken Associates.

Witness, Victor Kelly, Executive Vice President of Larken Assoc. was sworn by the Board Attorney. A general description of the history of approvals for the property was given; described were sign lighting issues and other reasons why it is difficult for patients to read. The proposed sign and lighting were discussed. There is to be no signage on the base which was described as a decorative panel but also structural support. Any destroyed landscaping is to be replaced around the sign after the installation.

Exhibit A-1, sign details, was handed out to the Board and reviewed.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the Witness.

Witness, John McDonough, licensed and qualified, testified to the benefits of the proposed sign, comparing the differences of the existing sign to the proposed. Total sq. ft. will be 139.5 with an overall height of 21 ft. 3 in.

Chairman Iracane opened the floor to the public for anyone wishing to ask questions of the Witness.

A recommendation for approval of the application was made by Ms. Snyder.

A motion to approve the Application granting a 'C' Variance to replace an existing free standing sign with a new larger, taller sign in the same location and to replace any damaged landscaping by Mr. Reddy. Second by Mr. Snyder.

Approved by All.