

**MINUTES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS  
BOARD OF ADJUSTMENT MEETING  
WEDNESDAY, FEBRUARY 7, 2018**

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

Members Present: Mr. Joskowitz, Mr. Persaud, Mr. Reddy, Mr. Shah, Ms. Snyder, 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. Kaplan, Mr. Willans

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.

Resolution:

Application No. 17:91

Jose DeLos Santos, 52 Hawkins Avenue, Block: 716 Lot: 16 Zone: R-3  
'C' Variance to construct an 80 sq. ft. shed and legalize an existing driveway.

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

Application No. 17:89

Carol Mello, 24 Farrand Drive, Block: 708 Lot: 23 R-3  
'C' Variance to construct a 630 sq. ft. open deck with stairs and legalize a shed.

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

Application No. 17:100

Mr. and Mrs. Markus Hannig, 76 Eldora Road, Block: 355 Lot: 7 Zone R-4  
'C' Variance for a 52 sq. ft. driveway expansion and 48 sq. ft. front paver walk.

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

Application No. 17:101

Kriss Greenwood, 172 Lake Shore Drive, Block: 531 Lot: 10 Zone R-4  
'C' Variance to install a 6 ft. high fence (5 ft. solid with 1 ft. lattice) in the front yard and 7 ft. high fence in the rear yard.

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

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 with a new larger, taller sign in the same location.

Motion to Adopt was made by Mr. Reddy. Second by Mr. Persaud.  
Approved by Persaud, Reddy, Snyder, Iracane.

#### Approval of Minutes:

A motion was made to Approve the Minutes of January 17, 2018 by Mr. Ready, second by Mr. Persaud. Approved by Persaud, Reddy, Snyder, Iracane.

#### Agenda:

Application No. 17:94

Peter Nicholson, 34 Averell Drive, Block: 13.2 Lot: 14 Zone: R-2  
'C' Variance to expand an existing open deck.

Mr. Nicholson, owner of the property, was sworn by the Board Attorney.

Witness, Joseph Vag, sworn by the Board Attorney, was present to testify for the Applicant.

The Applicant testified that approval was necessary from the Townhouse Association for the expansion and was obtained; that his deck is smaller than his neighbors and felt a larger deck would enhance entertaining purposes as well as the value of his townhome.

Exhibits A-1, pictures of his deck from different angles; A-2, copy of page 1 from original deed, were presented to the Board.

Mr. Vag testified to the fact that due to the Applicants townhouse being narrow, the only direction he can expand is outward. He also stated the property was built before the current code went into effect.

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

The Witnesses 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. Shah granting a 'C' Variance to expand the existing open deck contrary to Sec. 430-10.J.(I). Second by Mr. Joskowitz.

Approved by All.

Application No. 17:105

Robert Machado, 22 Normandy Drive, Block: 741 Lot: 58 Zone: R-2

'C' Variance to construct a shed on a gravel pad, platform and stair, ramp and walks.

Property owner, Robert Machado, was sworn by the Board Attorney.

The Board reviewed the Application. The Applicant stated the shed was for storage purposes and the platform, stairs, ramp and walks are for his handicapped mother who lives with him.

The Board confirmed no setback issues existed and asked the Applicant if he considered a roof over the ramp. The Application was amended to include a cover over the ramp should the Applicant decide to do so.

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

The Witnesses 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. Joskowitz granting a 'C' Variance to construct a shed on a gravel pad, platform and stairs, ramp, walks and cover contrary to Sec. 430-35 Col. 4, 10 and 13. Second by Mr. Reddy.

Approved by All.

Application No. 17:99

Kranthi Kira Lakkam, 42 North Beverwyck Road, Block: 716 Lot: 10 Zone: R-3

'C' Variance to construct a new two-story single family dwelling with attached garage and open deck.

Property owner, Mr. Lakkam, was sworn by the Board Attorney.

Mr. Lakkam testified that the subject property is currently vacant and in poor condition. His plans are to use the existing foundation but expand toward the rear.

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

Beth Cohn, 19 Ball Avenue, sworn by the Board Attorney, questioned where the drainage would be directed and how far the back of the house would be from the property line.

The Witnesses 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 two-story single family dwelling with attached garage and open deck contrary to Sec. 430-35 Cols. 2 and 4 was made by Mr. Joskowitz. Second by Mr. Reddy.

Application No. 17:113

European Wax Center, 1123 (1121) Route 46, Block: 729 Lot: 7, Zone: B-1  
'D' Variance to operate a body wax center.

Joseph O'Neill, Attorney from Garofalo & O'Neill was present to represent the Applicant.

The Board Planner addressed the Board regarding his completeness review.

Witness, Frank Lupo, 25% owner, was sworn by the Board Attorney.

Mr. Lupo testified that he has owned another center located in Roxbury for the last five years and that this chain opened its first center in 2000, becoming a franchise in 2008.

They expect to have a total of 25 employees, all who are licensed, with 15 per shift. They are proposing 7 wax rooms with one storage room that could be converted into an 8<sup>th</sup> wax room. They will be open 73 hours a week with varying hours each day. 20-25% of clients will be walk-ins with the balance by appointment. Each appointment will average 15 minutes. Signage will be replaced.

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 Mr. Joskowitz.

A motion to approve the Application granting a “D’ Variance to operate a body wax center was made by Ms. Snyder. Second by Mr. Reddy.

Approved by All.

Motion to Adjourn.

8:18 PM