

**MINUTES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS  
BOARD OF ADJUSTMENT MEETING  
WEDNESDAY, FEBRUARY 21, 2018**

Chairman Iracane called the Board of Adjustment Meeting of Wednesday, February 21, 2017 to order at 7:32 PM.

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

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

Absent: Mr. Joskowitz,

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:**

Application No. 17:94

Peter Nicholson, 34 Averell Drive, Block: 13.2 Lot: 14 Zone: R-1M(R)  
'C' Variance to expand an existing open deck to 10 ft. 8 in. x 16 ft. 10 in. with 4 ft. x 3.5 ft. stairs.

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

Application No. 17:99

Kranthi Kiran Lakkam, 42 North Beverwyck Road, Block: 716 Lot: 10 Zone: R-3  
'C' Variance to construct a 2,005 sq. ft. two-story single family dwelling with attached garage and 220 sq. ft. open deck.

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

Application No. 17:105

Robert Machado, 22 Normandy Drive, Block: 741 Lot: 58 Zone: R-2  
'C' Variance to construct a 96 sq. ft. shed on a gravel pad, platform and stairs with roof cover, ramp and walks.

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

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.

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

APPROVAL OF MINUTES:

A motion was made to Approve the Minutes of February 7, 2018 by Ms. Snyder,  
second by Mr. Reddy. Approved by All.

AGENDA:

Application 17:95  
Satvinder Manko, 27 Farmingdale Drive, Block: 250 Lot: 15 Zone: R-4  
'C' Variance to construct a deck with stairs.  
Rescheduled to the meeting of March 7, 2018 due to not meeting noticing  
requirements.

Application 17:110  
Mr. Amin, 3 Fairmount Road, Block: 351 Lot: 3 Zone: R-4  
'D' Variance to convert an existing basement into an apartment.  
Rescheduled to the meeting of March 21, 2018 due to not meeting noticing  
requirements.

Brief discussion between Board Members of Applicants need for professional  
representation. To be dismissed if Applicant does not show up for new scheduled  
date and code enforcement proceeds.

Application No. 17:112  
Narasimhan Mani, 121 Seasons Glen Drive, Block: 14 Lot: 17.48 Zone: AHD-2  
'C' Variance to install a 5 ft. high solid fence with 1 ft. of lattice.

Property owner, Narasimhan Mani, was sworn by the Board Attorney.

Exhibit A-1, Pictures of the subject property from different views and a written  
summary of why a fence should be granted, was passed out to the Board.

Mr. Mani explained that the reason for the fence is for safety and privacy reason,  
and to keep people and cars from entering his property. The new fence will be  
installed in the same place as the existing fence and go around the entire  
property.

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

The Applicant asked for permission to install a 6 ft. solid which was denied.

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 install a 5 ft. high fence with one foot lattice for a total height of 6 ft. contrary to Sec. 430-11.A/B/C was made by Mr. Kaplan. Second by Mr. Reddy.

Approved by All.

Application No. 17:107

Mr. & Mrs. Cavaleri, 6 Elray Road, Block: 166 Lot: 71 Zone: R-3  
'C' Variance to construct an open deck with stairs, patios, shed and walks.

Property owner, Devin Cavaleri was sworn by the Board Attorney.

The Board Chairman reviewed the Application and asked the Applicant to describe his property and present his case.

The Applicant testified that the pool did not have a patio around it and all patio area would be made of stone or pavers and not concrete slab. The deck will be open plank.

The Board questioned if there were any drainage issues and asked which way water runs on the property.

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

The Applicant 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 an open deck to construct an open deck with stairs, patios, shed and walks contrary to Sec. 430-10.I and Sec. 430-35 Cols. 10 & 13. was made by Ms. Snyder. Second by Mr. Reddy.

Approved by All.

Motion to Adjourn. Approved by All.

8:00 PM