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**TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING FROM MARCH 31ST 2010**

The meeting of the Board of Adjustment commenced at 7:35 P.M. The following members were present: Ms DeCroce, Mr. Dickens, Mr. Dredden, Mr. Iracane, Ms. Jennrich, Mr. Kimmey, Mr. Pathak, Ms. Schindel. Absent: Ms. Gragnani.

*The Board was represented by Counsel: George W. Johnson. Esq.
The Board's Planner was present: John T. Chadwick, IV
The Board's engineer was present: Gordon Meth.*

The Chairman read into record the Open Public Meetings Act in accordance with NJSA 10:4-6 et. seq.

The Pledge of Allegiance was recited.

The Public Portion was opened for any persons wishing to speak or ask questions not on this evening's agenda. There were none, and this portion was closed.

The Board adopted the following resolutions granting approvals to:

*Mr. and Mrs. Markus Gebur, 50 Ferncliff Rd. to construct a carport for two cars.
Metro PCS- 959 Rt. 46 to co-locate antennas on roof.*

Application # 09:59 in behalf of Dr. David Caggiano scheduled to be heard on this date has been carried to April 21st. Notice not published in time.

The Board heard application # 10:04 in behalf of Mr. and Mrs. Frank Pietropinto, property affected is located at 7 Manito Ave. lying in tax block 563, tax lot 9 in the R-4 zoning district. Applicants are seeking variance relief to construct a one story addition to enlarge their kitchen which would result in an increase in building and impervious coverage. Mr. and Mrs. Pietropinto appeared in their own behalf. No interested parties were present. The addition would be 16' x 27', it would be of matching materials to the exterior of the home. Their building coverage would increase from 21.71% to 32.66% and their impervious coverage would increase from 33.52% to 44.48% whereas 40% is the maximum allowable. Applicants testified that their present kitchen is too small and inefficient to meet the needs of their family. The Board determined that variance relief is appropriate and voted to approve same. Mr. Pathak made a statement in support stating that this is a reasonable request and would not be a detriment to the zone plan. Motion to grant moved by Mr. Kimmey, second, Mr. Dredden, with all in favor.

The Board heard application # 10:05 in behalf of Susanna Woodell, property affected is located at 159 Bridgeton Dr. lying in tax block 261, tax lot 6 in the R-4 zoning district. Ms. Woodell appeared and testified in her own behalf. No interested parties were

present. Applicant proposes to construct an above ground pool with an attached open deck that would be partially set within a front yard. The pool would have a diameter of 21 feet and the deck would be 16' x 20' and would be attached to the pool. She stated that her property is at the intersection of Bridgeton Dr. and Florham Rd. and she needs a 25' front yard setback from each street. A portion of the pool would be 15' from Florham Rd. If she were to move this proposal any further from the street, it would be encroaching into her rear yard and make it unusable. The Board determined that this is a reasonable request and voted to grant approval. Statement from Mr. Dickens as to why this should be granted: he believes that this is a reasonable request for the family's enjoyment of a pool, that Florham Rd. has a ROW of 50', that the actual paved portion of this road is a satisfactory distance from the nearest side of the pool and would not pose any detriment. Motion to grant moved by Mr. Dredden, second, Ms. DeCroce with all in favor.

The Board heard application # 10:06 in behalf of Mr. Srinu Manne, property affected is located at 141 Farmingdale Dr. lying in tax block 250, tax lot 1.02 in the R-4 zoning district. Applicant was present and was represented by his contractor, William Taylor. Applicant seeks permission to legalize an existing deck, 352.6 feet with stairs that have exceeded maximum permitted area for open decks. No interested parties were present. Mr. Taylor testified that the deck was constructed at the time the dwelling was built. The combined deck area and building is 24.46% of the total area of the lot or .46% over that which is allowed. The Board determined that the request is diminutive and voted to approve same. Motion moved by Mr. Pathak, second, Ms. Schindel, with all in favor.

The Board heard application # 10:08 in behalf of Fuddrucker's & Sonoma Chicken, property affected is located at 3159 Rt. 46 E. lying in tax block 411, tax lot 28 in the B-1 zoning district. This is an interpretation from the Zoning Ordinance as requested by the Applicants for permission to maintain two signs on the front façade of building in which there will be two businesses operating, namely Fuddrucker's and Sonoma Chicken. The Applicants were represented by Counsel, Steven C. Schepis. No interested parties were present. The owner of the property has consented to this. The Applicant, Sonoma Chicken, a franchise, proposes to utilize part of the building, but would have separate entrances for each, but will be connected internally and share seating and facilities. The proposed sign will conform to size and location under the Ordinance. The Board determined that separate signs identifying each business are permitted and voted to approve. Motion to grant moved by Ms. DeCroce, second, Mr. Dredden.

The Board heard application # 09:64 in behalf of Parsippany Funeral Associates, LLC, property affected is located at 60-62 No. Beverwyck Rd. lying in tax block 531, tax lots 17, 18, 19 in the B-5 zoning district. The Applicant, Stephen Priola was present and was represented by Counsel, Joseph A. O'Neill, Esq. firm of Garofalo and O'Neill, PA. No interested parties were present. The Applicant is proposing to construct a parking lot as a companion application to his existing funeral establishment on lot 18. A one story masonry building would be demolished. Mr. Priola is the owner of this property. The new parking lot would have 12 parking spaces and would add to the existing parking lot on lot 17. Lighting and landscaping will be installed as per reviews from our Forester and Planner. The existing lighting shields on existing parking lot will remain. The Applicant

has agreed to comply with the recommendations of the Township's Forester, Engineer and Fire Chief from District #4. The Applicant has agreed that the parking and vehicle circulation on lots 17 & 18 would be improved if they were "U" shaped as presented in exhibit A-1. The addition of this lot will take vehicles off No. Beverwyck Rd. and "free" up spaces for the public on a roadway that is heavily trafficked. Statement by Ms. DeCroce as to why this should be granted. She believes that there is no detriment to the zone plan, that an additional parking lot for the funeral home provides for more available parking on the public streets. Motion to grant moved by Mr. Pathakl second, Ms. DeCroce, with all in favor.

With no other business to come before this Board, this meeting was adjourned at 10:00 PM.

*Respectfully submitted,
Harriet Jacobs,
Board of Adjustment*