

TOWNSHIP OF PARSIPPANY – TROY HILLS  
ZONING BOARD OF ADJUSTMENT  
MINIUTES OF MEETING FROM MAY 19th, 2010

*The meeting of the Board of Adjustment commenced at 7:30 P.M. The following members were present: Mr. Dickens, Ms. Gragnani, Ms. Jennrich, Mr. Kimmey, Mr. Iracane. ABSENT: Mr. Dredden, Mr. Pathak, Ms. Schindel.*

*The Board was represented by Counsel: George W. Johnson, Esq.  
The Board's planner was absent: John T. Chadwick, IV  
The Board's engineer was absent: 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 of the meeting 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 was in receipt of a letter from Larry Calli, Esq. requesting to carry his case to the next available date. Application #09:16"A", Hill Rd. Properties has been carried to August 18<sup>th</sup> with notice.*

*The Board was in receipt of a letter from Francis DeVito, Esq. requesting to carry his case to August 4<sup>th</sup> for additional information and revised plans. Property in question is at 1429 Rt. 46 a/k/a BK of Parsippany.*

*The Board heard application # 10:25 in behalf of Mr. Howard Frank, property affected is located at 24 Wood glen Way, lying in tax block 435, tax lot 42 in the R-3 zoning district. Applicant seeks permission to install an above ground pool with a deck and stairs that would increase the impervious coverage allowed. Mr. Frank appeared and testified in his own behalf. No interested parties were present. His proposal is to locate the pool 3' from the side and rear lot lines. The Board had concerns regarding the pool being only 3' away from the lot line. They felt it was too close to the street and offered several solutions, such as installing a solid fence, planting shrubbery or moving the pool further away. Mr. Frank agreed to relocate the pool 5' from each lot line. Statement by Ms. Gragnani as to why this should be approved. She believes that a 5' side and rear yard provision is a good safety measure, that the impervious coverage is diminimous and recommends approval. Motion to grant moved by Mr. Kimmey second, Mr. Gragnani, with all in favor.*

*The Board heard application # 10:17 in behalf of Mr. and Mrs. Donato Capozza, property affected is located at 116 Longview Ave. lying in tax block 574, tax lot 14 in the*

R-4 zoning district. Applicants are seeking variance relief to construct an addition for a heating system and a laundry room. Mr. and Mrs. Capozza appeared and testified in their own behalf. No interested parties were present. Chairman Iracane has recused himself since he is a property owner within 200 feet of subject site. Chairperson Michele Jennrich conducted this portion. Applicants testified that they have an existing undersized lot of 40', and have recently purchased the home for their parents. Years ago some of these homes were constructed with a grate for central heating. They would like to remove this and construct an addition that would hold a furnace and laundry room. Statement by Mr. Dickens as to why this should be approved. He believes that this would be an improvement and an upgrade to the home and provide needed space. The Board agreed and voted to approve. Motion to grant moved by Ms. Dickens, second, Mr. Kimmey, with all in favor.

The Board heard application #10:21 in behalf of Ms. Ida J. Conzen, premises affected is located at 5 Washington Avenue, lying in tax block 610, tax lot 11 in the R-4 zoning district. The Applicant is seeking variance relief to replace an above ground fuel oil tank with a new tank in the same location which is within the side yard setback. Ms. Conzen appeared and testified in her own behalf. No interested parties were present. Applicant stated that she has an existing undersized 40' lot in Lake Hiawatha. She is on a dead end street. The old tank is unsightly and rusted. She is slowly replacing appliances as needed, and has recently installed a new furnace. Statement by Mr. Kimmey as to why this should be granted. He believes this is a good application, the neighbors have no objection and for safety reasons alone, the new tank is an improvement. Motion to grant moved by Mr. Kimmey, second Mr. Dickens, with all in favor.

The Board heard application # 10:13 in behalf of I-Hospitality LLC, also known as Holiday Inn and Suites, property affected is located at 707 Rt. 46, lying in tax block 722, tax lot 11 in the B-1 zoning district. Applicants are seeking bulk variance relief to install new signage as part of Holiday Inn's corporate requirements. The applicants were represented by Counsel, Robert J. Garofalo, Esq. and Michael Tobia, professional planner. The sign installed and designer were also present for questions, if needed. Holiday Inn proposes to remove their sign which is on same stanchion as that of Harold's Pub and have their own individual sign as part of corporate requirements. Harold's sign is to remain. The new sign will be lower than the existing sign and will display their new logo which will be green in keeping with their "green theme". Holiday Inn has been refurbishing their properties and this site has undergone new carpeting in the rooms and hallways, new lighting, exterior has been re-stuccoed and in general has undergone these changes as part of complying the corporate mandate of upgrading their real estate. The new monument sign will be setback 16' from Rt. 46, it will be internally lit at the top, there will not be any ground lighting. The new sign will promote a good visual environment, it is simple and symmetrical, the area will be larger than what is permitted, ;i.e. 50 sq. ft. is the max, and 81.5 sq. ft. is being proposed, but it will also be set further away from the highway. Although there is an existing "reader board" and no variances are requested to replace, the applicants are requesting that it be upgraded to a LED type, there will not be any moving messages and they agreed that the message board

*would not change more than twice per day. The Board determined that the applicants were entitled to variance relief and voted to approve the application. Motion to grant moved by Mr. Dickens, second, Ms. Jennrich, with all in favor.*

*With no other business to come before this Board, this meeting was adjourned at 9:30P.M.*

*Respectfully submitted,  
Harriet Jacobs,  
Board of Adjustment*