

**TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING FROM JUNE 16TH, 2010**

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

*The Board's attorney was present: 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 that adequate notice of this meeting has been given and is in accordance with NJSA 10:4-6- et seq of the Open Public Meetings Act.

The Public Portion of this 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 adopted the following resolution granting approvals to:

*T-Mobile@ 1341 So. Beverwyck Rd.- antenna co-location
Narendra Shukla-9 Dundee Rd.- entryway and shed
G. Uppalapatti- 72 Leah Way-deck*

The Board was in receipt of a letter from Robert C. Garofalo, Esq. requesting to carry Spring Hill Suites application to a date in October. Application will be heard Oct 6th.

The Board was in receipt of a letter from Robert C. Garofalo, Esq. requesting a special meeting be scheduled to hear continued testimony for the proposed Iskcon Temple. The Board has scheduled this to be heard Aug. 11th.

The Board carried application #10:25 in behalf of Luisa Johns to the July 21st hearing. Notice to property owners was not sent within the required time.

The Board heard application # 10:24 in behalf of Gregory Hunt, property affected is located at 21 Vail Rd. lying in tax block 562, tax lot 13 in the R-4 zoning district Mr. Hunt appeared and testified in his own behalf. No interested parties were present. He is proposing to construct a family room addition that would increase his building coverage 2.4% over what is allowed. The addition would be finished with matching materials to the house. Statement by Mr. Pathak as to why this should be granted: he believes that this is a very diminimous request, it would provide additional space for the family and recommends approved. Motion to grant moved by Ms. Jennrich, second, Mr. Dredde, with all in favor.

Petaccia 182 Hawkins Ave. and Mr. S. Petaccia, same address testified they, too support the application.. Statement by Mr. Pathak why this should be approved. He believes this is a good application, it will help property values, it is a good design and should be approved Motion to grant moved by Mr. Dickens, second, Ms. Jennrich, with all in favor.

The Board heard application # 10:19/20 in behalf of Dr. Rosamina DeLa Rosa, property affected is located at 21 Summit St. lying in tax block 715, tax lots 1 & 16 in the B2 and R-3 zoning districts. Applicant is proposing to develop the site with a one story office building for her dental practice and provide a 12 car accessory parking lot. The Applicant was represented by Counsel, Robert C. Garofalo, Esq. Frank Matarazzo, engineer and E. Lieb, architect & Ronal Reinesten, planner. Interested parties were present. Dr. DeLa Rosa has been in practice for the past 18 years. Her current office is across the street from subject site in the Vuola building where she is a renter. She is a general practitioner and is licensed for sedation dentistry. Her current office is not handicapped accessible. Her office hours are Monday 10 a.m. to 5:30 p.m. Tuesday 11 a.m to 7 p.m. Thursday, 8:30 a.m. to 3 p.m. and Saturday once a month. On her busiest day she can see about 12-14 patients. There are no drop ins. All appointments are scheduled. 85% of her patients are from the area. She employs an office manager and one hygienist. The proposed building would be earthtone in color, stucco material. A sign is proposed and would be turned off when the office is closed. Dr. DeLa Rosa attempted to purchase the vacant lot on the corner which would have made for a better development, but the town was unable or unwilling to sell. There are liens attached to the property. The town indicated they have no interest in purchasing it. Letters attesting to this submitted into record, marked as A-1. The variances requested are for front yard setback of 17.8', where 14.3 is existing and 50' is required, for rear yard setback, where 9.8' is proposed, 14.3' is existing and 30 feet is required. Reports from professionals were reviewed and applicant has agreed to comply with the forestry report. The engineers report was reviewed and engineering concerns were addressed by the applicant regarding soil moving (minor) curb details to include Belgium blocks, signage and striping as well as provisions for handicap parking space. The Applicant testified that she has tried to obtain the vacant corner parcel from the township without success. Letters were submitted into the record attesting to this. The following persons who live within the area had questions on the testimony: Linda Hogan, 166 Hawkins Ave. wanted to know if any trees have been removed? Ans: yes, there were 2 dead trees. Ray Gomez, 185 Hawkins Ave., Patricia Petaccia and Steven Petaccia, 182 Hawkins Ave. spoke in opposition. They believe that the parking lot adjacent to residential homes will devalue their property, concerns about ingress and egress on a street with children could pose a problem, having more asphalt as a result of the proposed parking lot does not enhance the area. The Board asked the applicant to consider designing a building that would look closer to a residence than a commercial building and asked them to provide additional information for the next meeting. In addition, the Applicant was asked to consider putting the office where the parking lot is proposed. This will be answered at the next meeting which will be Aug. 4th. Motion to carry meeting for continued hearing to the Aug 4th meeting moved by Ms. Jennrich.

The Board heard application # 10:27 in behalf of Vina Patel, property affected is located at 20harrison Rd. lying in tax block 279, tax lot 3 in the R-4 zoning district. Ms Patel appeared and testified in her own behalf. No interested parties were present. She is proposing to construct a roof over her deck that would increase building and impervious coverage. Ms. Patel stated that the roof over deck would provide some shade during warm weather. She has an existing undersized lot of 3841 sq. ft. whereas 6000 sq. ft. is required. Statement by Mr. Pathak as to why this should be approved: he believes that the lot is so small that any improvement would require relief and the variance requested is minimal compared to the lot size. Motion to grant moved by Ms. Gragnani, second, Mr. Dickens, with all in favor.

The Board heard application # 10:39 in behalf of Solix, Inc. property affected is located at 30Lanidex West, lying in tax block 226, tax lot 3 in the ROL zoning district. The applicants are seeking variance relief to construct a wall sign which would exceed the maximum permitted height. The Applicants were represented by Robert C. Garofalo, Esq. Thomas Gill engineer, Chris J. Fetchik project manager for the sign company. No interested parties were present. Mr. Gill stated that Solix is the sole tenant for this building, they have recently moved into Parsippany. The property, is on an interior street that does not face a major street. The sign will face the interior of the property and be mounted above the main entrance. There are no residences in the area. It is part of a mini park. There will not be any lighting. The Solix corporation facilitates government contracts. The sign is approximately 39 feet from ground elevation to the top of the sign, and 25' is the maximum permitted. Therefore, this is a height variance. Statement by Mr. Dickens as to why this should be granted. He believes this is a minor request, and it is good to see new business within the Township and recommends approval. Motion to grant moved by Mr. Dredden, second, Ms Jennrich, with all in favor.

The Board heard application # 10:10 in behalf of Mr. and Mrs. Hemendra Moradia, property affected is located at 24 Hawkins Ave. lying in tax block 716, tax lot 12 in the R-3 zoning district. Applicants are seeking to demolish the existing building and site and construct a new single family dwelling with front and rear porches, a carport and in ground pool with patio. Variances are for building and impervious coverages. Building coverage proposed is 24.2% whereas 15% is the maximum and 39.20% for impervious coverage whereas 30% is the maximum. The Applicant was represented by Counsel, Joseph O'Neill and, John McDonough, planner and Mr. Art Elias, engineer who prepared the plans. Mr. Moradia stated that he has lived on this street for the past 16 years with his wife and two children. His parents are ailing and he wishes to bring them to live with him and wants to construct a one story ranch, 4 bedrooms. He wants to stay in the area because of his children's school and their friends. There will be a basement, it will be for storage, no bathroom or bedroom is proposed. A carport is for the storage of his antique car. There will be a prayer room for family only. The house would contain 3000 sq. ft. Mr. McDonough testified that this zone could hold up to a 4500 sq. ft. home. He stated that 70% of the homes in the area were ranch style and that many lots were non-conforming. This would not be a modular home. There was public support for this request. Ms. Linda Hogan, 166 Hawkins Ave. stated she was in favor of this. Ms. Pat

With no other business to come before this Board, this ,meeting was adjourned at 10:35 PM. Moved by Mr. Dickens, second, Mr. Dredden, with all in favor.

*Respectfully submitted,
Harriet Jacobs,
Board of Adjustment.*