

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING FROM JUNE 24<sup>TH</sup>,2009**

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

*The Board was represented by Counsel: Larry Weiner for Geo. Johnson.*

*This meeting was conducted by the Vice-Chairperson, Michele Jennrich.*

*Ms. Jennrich 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 a resolution granting approval to Linda Weakland and Lawrence Fulton in application 09:12 for the construction of an above ground pool along with several improvements. Moved by Mr. Kimmey, second Ms. DeCroce.*

*The Board had a request from Robert C. Garofalo, Esq. to carry the Yogi Divine application to the July 22<sup>nd</sup> meeting in order to set a future date for continued hearing.*

*The Board heard application # 09:28 in behalf of Tracy Arra, property affected is located at 112 Rainbow Trail, property lying in tax block 111 tax lot 5 in the R-3 zoning district. Applicant and her father Richard Arra appeared and testified in their own behalf. One interested party, Jim Pepka, who resides across the street asked about parking. He was that this proposal will not exacerbate street parking. The Applicant stated that she has a small cape cod with limited living space. It is proposed to construct an addition for a great room, deck and an a/c condenser. She has an undersize corner lot that has constraints. A set of architectural plans were submitted, exhibit A-1 depicting the improvements as proposed. This new addition will also increase the front yard setback to be more in conformity with the ordinance, at present there is an 8.84' front yard and this will increase to 18ft. Building and impervious coverage will increase slightly, but this is an existing undersized lot having lot area of 6139 sq. ft. where 15,000 is required. Ms. Arra stated that the new addition will be of matching materials and no changes are proposed to the front of the house or to its lawn. Statement by Mr. Kimmey as to why this should be approved. He believes that these improvements will provide the needed living space for the family, the corner lot also creates constraints that cannot be altered and it*

*will provide two additional parking spaces. Motion to grant moved by Ms. DeCroce, second, Mr. Kimmey.*

*The Board heard application #09:29 in behalf of Mohammed Kabir, property affected is located at 29 Harrison Road, lying in tax block 278, tax lot 5 in the R-4 zoning district. Applicant appeared and testified in his own behalf. No interested parties were present. Mr. Kabir seeks variance relief to construct a two story addition at the rear of his garage that would increase his existing building coverage 1.65%. Mr. Kabir testified that he has a growing family, the bedrooms and kitchen needs to be enlarged. He proposes to re-side the entire house. Statement by Mr. Pathak as to why this should be approved. He believes that this is a diminimous request that would fulfill the applicants needs and this should be granted Motion to grant moved by Mr. Kimmey, second, Ms. DeCroce.*

*The Board heard application # 09:30 in behalf of Mr. Ricardo Chau, property affected is located at 5 Oldchester Drive, lying in tax block 492, tax lot 14 in the R-3 zoning district. Applicant appeared and testified in his own behalf. No interested parties were present. Mr. Chau seeks variance relief to construct a 15' x 15' deck with stairs that would increase his impervious coverage from an existing 30.11% to 31.80%. He state that his home is a split level, that the deck, in addition to providing seasonal enjoyment will allow him direct access to the rear with double doors. There is presently a window that will be removed. The Board determined that this is a very diminimous request and granted approval. Motion to grant moved by Ms. DeCroce, second, Mr. Dredden.*

*With no other business to come before this Board, this meeting was adjourned at 8:15 P.M. Moved by Mr. Dredden, second, Ms. DeCroce.*

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