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**TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING FROM JULY 22ND, 2009**

The meeting of the Board of Adjustment commenced at 7:35 PM. The following members were present: Ms. DeCroce, Mr. Dickens, Mr. Dredde, Ms. Gragnani, Ms. Jennrich, Mr. Kimmey, Mr. Pathak. Mr. Iracane arrived at 8:15 PM. ABSENT: Ms. Schindel.

*The Board was represented by Counsel: William Johnson, Esq.
The Board's Planner was present: John T. Chadwick, IV
The Board's traffic/eng. was present: Gordon Meth*

Vice-Chair Michele Jennrich chaired the meeting until Mr. Iracane arrives. Ms. Jennrich read into record the Open Public Meetings Act in accordance with NJSA 10:4-6 et. seq.

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 adopted the following resolutions granting approvals to:
Rocco Guerriero, application # 09:26 – addition for parent
Seema Tomer, application # 09:27 addition to dwelling.
Paul Cecalca, application # 09:33, new single family dwelling.
Rakesh Maniar, application # 09:34, construction of deck.*

The Board was asked to carry Springhill Suites to the Aug. 19th meeting. Moved by Mr. Dickens, second, Ms. Gragnani, with all in favor.

The Board was asked to carry Yogi Divine of NJ to the Sept. 30th meeting without notice. Moved by Mr. Dickens, second, Mr. Dredde.

The Board heard application # 09:35 in behalf of Anne Melendandri, property affected is located at 80 Fieldcrest Rd. lying in tax block 203, tax lot 14 in the R-3 zoning district. Applicant appeared and testified in her own behalf. No interested parties were present. Applicant wishes to construct several additions that would exceed building coverage. Addition would be for a family room and a half bath. She stated that she had received prior approval for this same proposal in 2005, but was not able to proceed. The total square footage proposed in building coverage would be 312 sq. ft. The Board determined that variance relief is appropriate and voted to grant. Motion to grant moved by Ms. DeCroce, second, Mr. Dredde, with all in favor.

The Board heard application # 09:38 in behalf of Ms. Benita Patel, premises affected is located at 1110 Rt. 46 W. lying in tax block 717, tax lot 15 in the B-2 zoning district. Applicant was represented by Counsel, Anthony Wahl, Esq. and Ms. Kathryn Gregory, professional planner. No interested parties were present. This proposal is to occupy one of three commercial units as a beauty salon, which is not a listed permitted use in the B-2 zone. Ms. Patel testified that she has been in this business for 14 years and has 12 salons

which are directly under her supervision. She proposes to have 6 chairs, 3 hair stylists and one receptionist. Hours of operation would be 10am to 8 pm seven days a week. Ms. Gregory testified in behalf of this application. She gave a full description noting that it was in a small strip center, fully developed and has 24 parking spaces. No changes are proposed for the exterior. She stated that this use is particularly well suited for this site, as well as suited for the zone, situated on the Westside of Rt. 46 between Beverwyck Rd. and Baldwin Rd. Easy ingress and egress onto a major traffic corridor as well as good visibility are an important factor. The use is suited to this zone because it is consistent with other uses that have developed in this portion of the Rt. 46 corridor. She believes that this use will not have any detrimental effect on the zone plan or the public good. Signage will be of the same size one previously there that has been vacated. Statement by Ms. DeCroce as to why this should be granted. She believes that will not be any detriment to the zone plan, the use fits with the B-2 zone plan and recommends approval. Motion to grant moved by Mr. Dredde, second, Ms. Gragnani, with all in favor.

The Board heard application # 09:39 in behalf of Mr. Sergiy Podosinov, property affected is located at 14 Belleville Rd. lying in tax block 241, tax lot 14 in the R-4 zoning district. Mr. Podosinov appeared and testified in his own behalf. No interested parties were present. Applicant is proposing to construct an above ground pool that will increase impervious coverage. Applicant testified that he is proposing a 12 x 20 oval shaped pool. His present impervious coverage is 41.87% and would increase to 45.87%. This increase in impervious coverage is because surface water is counted under the zoning ordinance. Mr. Podosinov further stated that there are other pools within his neighborhood. Statement by Mr. Dickens as to why this should be granted. He believes that the granting of the variance will not harm the zone plan, there are other pools in the area, and it will afford his family seasonal enjoyment. Motion to grant moved by Ms. Gragnani, second, Mr. Pathak, with all in favor.

The Board heard continued testimony in behalf of Iskcon of NJ, property affected is located at 170/180 Troy Rd. lying in tax block 726, tax lots 11 & 12 in the O-1 zoning district. Applicants were represented by Counsel, Robert C. Garoflao, Esq. and a witness, Mr. Mehal Barot who would speak about the functions of the temple. Interested parties were present. Objectors from the Kimball family were represented by Counsel, Garry Hall. A court reporter was present and a certified copy of these proceedings will be made part of these minutes and available for inspection by the public. A continued hearing has been scheduled for the August 5th meeting.

The Board discussed cancelling the September 16th meeting. Motion to cancel moved by Ms. DeCroce, second, Mr. Kimmey, with all in favor. With no other business to come before this Board, this meeting was adjourned at 10:30PM.

Respectfully submitted,
Harriet Jacobs,
Board of Adjustment