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**TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING FROM SEPTEMBER 15TH 2010**

The meeting of the Board of Adjustment commenced at 7:40P.M. The following members were present: Mr. Berkowitz, Mr. Dickens, Ms.Jennrich,Mr.Kimmey, Mr. Pathak, Ms.Schindel.ABSENT: Mr. Dredden, Ms. Gragnani, Mr. Iracane.

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

Vice Chairperson Michele Jennrich will conduct this meeting:

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 of this meeting was opened for any persons wishing to speak or ask questions on any matter which is not on this evening's agenda. There were none, and this portion was closed.

Application # 10:30, more particularly described as Par-Troy Rentals, LLC has been carried from this date to the November 3rd meeting at the request of the Applicant. New notice is required.

The Board adopted the following resolutions granting approvals to:

*Manish K. Shah – construction of a deck.
Joseph Puso – construct new single family dwelling.
Patricia Mattos – construction of a deck.
Varsha Godbole – construction paver patio.*

The Board heard application # 10:47 in behalf of JPY Enterprises Corp. property affected is located at 12-14 No.Beverwyck Rd. lying in tax block 542, tax lot 17in the B-5 zoning district. This is a request to convert a portion of the lower level of building for a studio apartment. The Applicant was represented by Counsel, Robert C. Garofalo, Esq. and John McDonough, professional planner. The owner of the building, José Young was present. No interested parties were present. This is a mixed use building that was constructed in 1965. The request is to convert a vacant space as a studio apartment. The building now consists two separate rental units on the first two floors. The first floor consists of a 1 bedroom and commercial space. The commercial space is occupied by the Chamber of Commerce. The second floor has two(2) 1 bedroom apartments. The basement consists of a storage area and one unoccupied bedroom apartment. The total number contains 5 rentals, 4 one bedrooms and 1 commercial space. Parking is in the rear and appears to have 4-5 off-street spaces. The applicant maintains that this is a

simple conversion, no changes are proposed either to the façade or to the interior. The unit is 650 sq. ft. as is the other one bedroom units. The ordinance requires 8 parking spaces and 5 are being proposed. This is a mixed use building and as a conditional use requires proofs that the positive criteria is being met. The planner testified that this is well suited for the added studio, that there currently exists 4 similar units, that there is no detriment to the public, that they will comply with all fire codes, that there is sufficient off street parking on No. Beverwyck Rd. and believes that the site can handle another apartment. The Board was not comfortable with the size of the parking lot, and felt that there may, in fact, not be sufficient off street parking and asked the applicant to do further investigation. Therefore, this application has been carried to the November 3rd meeting for additional information as requested by the Board.

The Board heard application #10:51 in behalf of Teachers Insurance and Annuity Assoc. also known as Morris Corporate Center III, property located at 400 Interpace Parkway, lying in tax block 136, tax lot 43.05 in the SED-5 zone. Applicants were represented by Counsel, Robert C. Garofalo, Esq. and Peter Schapira, president of Banner Design Co. who were retained for this project. No interested parties were present. The applicants are seeking permission to remove and replace certain monument, directional and identification signs that will not conform with all of the requirements under the Ordinance. The site in question is a large office complex situated on 27.219 acres, comprised of 4 separate buildings, having 1204 spaces on several levels in addition to 458 parking spaces scattered throughout the complex. No changes are being proposed for either the buildings, parking or roadways. Jones Lang LaSalle Americas, Inc. are the managing agents for this complex. Mr. Kenneth Flynn, vice president testified as to why new signage is requested. These are class A buildings, signage has become outdated, they have top level tenants, of which there are 15 major tenants plus sub tenants. No logos are proposed, only informational signs. Two monument signs are proposed, whereas only one is permitted. 6 main directional signs are proposed where only one is permitted. The existing signs are outdated, their tenants have requested that they be upgraded. Statement by Mr. Pathak as to why this should be approved: he believes this is a good application, this is a class a facility located in a secluded area with generous landscaping, new signs are needed to provide safe and efficient ingress and egress for not only tenants, but vendors and visitors as well and he recommends approval. Motion to grant moved by Mr. Dickens, second, Mr. Berkowitz with all in favor.

With no other business to come before this Board, this meeting was adjourned at 10:15 PM.

*Respectfully submitted,
Harriet Jacobs,
Board of Adjustment*