TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING FROM SEPTEMBER 30TH, 2009

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

The meeting was conducted by the Vice-Chair, Michele Jennrich.

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

The Pledge of Allegiance was recited

The Chairman read into record the Open Public Meetings Act in accordance with NJSA 10:4-6 et. seq.

The Public Portion was opened for any persons wishing to speak or ask questions on any matter not on this evening's agenda.There were none, and this portion was closed.

The Board adopted the following resolutions granting approvals to:

C. Patel in application # 09:40 to expand his driveway.
R. Pellechio in application #09:42 to operate an insurance agency.
Parsippany Hospitality in application #09:41 final site plan for hotel.
D. Patel in application #09:43 to construct a shed.

The Board had a request from Robert C. Garofalo,Esq. to carry case#09:01/02, for Care One to a future date. Case carried to Dec. 2nd.

The Board had a request from Robert C.Garofalo, Esq. to adjourn case#07:10/11 for Yogi Divine to a future date. Case carried to Dec. 2nd.

The Board had a request from Michele Gaynor asking for an extension of time in which to obtain permits. Extension granted to Oct. 1st, 2010.

The Board heard application # 07:63/64 in behalf of RJC Landscaping and Jenn's Mutt Hutt, property affected is located at 940Tabor Rd. lying in tax block 26, tax lot 1.01 in the B-3 zoning district. This is an application to maintain a landscaping business and to occupy another portion of the premises for a dog grooming business., The Applicants were represent by Counsel, James Gregory, Esq. David Egarian, engineer, and Anthony Garrett, professional planner. Owners of the property, Theresa Hoover and prospective tenant for the dog grooming, Jennifer Donnelly were present as well. One interested party was present.This application was previously before the Board to maintain two

landscaping operations.Land Design has since vacated the premises. Mr. Egarian testified that all work necessary for both tenants has been completed, the site has been cleaned since the original application was filed, which also includes work required by the DEP.Photos submitted by the applicant confirms that the site is in good condition, clean and orderly. Ms Donnelly, proposed tenant for the dog grooming business stated that she has been in this business for 18 years. Hours of operation would be 8am to 5pm, Tues-Saturday. No boarding of animal overnight. She would like to have a free standing sign which would replace a previous sign in the same location and same size. Robert Cooper, operator of RJC Landscaping testified that he has been at this location for 22 years. His hours of operation are 7:30 am to 6 p.m.in season. He testified that all his equipment will be stored in a fenced area. Mr. Thomas Matthew, adjacent property owner testified that the property has been greatly improved and has no objections. Mr. Anthony Garrett, planner testified in support of this application and submitted an extensive report and gave special reasons for approving application. Statement by Ms. DeCroce as t why this should be approved. She is familiar with the site, the improvements are substantial,she encourages the owners to flourish and recommends approval. Motion to grant moved by Ms. DeCroce, second, Mr. Dredden, with all in favor with conditions that all landscaping equipment shall be stored within the fenced area, and that no materials shall be greater than 6' in height and that there shall be no repairs of vehicles on site.

The Board heard application # 09:04 in behalf of Mr. and Mrs. Sujay Patel, property affected is located at 247 Fox Hill Rd. lying in tax block 98, tax lot 15 in the R-3 zoning disteict.Applicants testified in their own behalf. The are seeking variance relief to construct a new two story single family home on an existing undersized lot that is deficient in lot area, lot width and which would encroach into two front yard setback areas.Mr Partel testified that they propose to demolish their existing non-conforming dwelling which cannot be repaired structurally. Their property is at the intersection of Fox Hill Rd. and Country Lane and is an irregularly shaped lot. Both public roads are on opposite sides of the property and each road requires a 40' setback. The width of this property is 98.59' at one end and is rounded where the two roads meet. The only portion of the property that can be developed for a home is below the grade of Fox Hill Rd. The proposed home would have 1303 sq. ft. with an attached garage. An open deck is proposed with stairs.The owners have asked that their frame shed that is located within a front yard setback be allowed to remain. They have also stated that the existing landscaping will be preserved. Statement from Ms. DeCroce as to why this should be granted: she believes that the proposal set forth will be an improvement to the neighborhood, the residents wish to remain within Parsippany and this new home will provide comfortable living space for them and their family. Motion to grant moved by Mr. Pathak, second, Mr. Dickens with all in favor.

The Board heard application #09:45 in behalf of Joseph Romero,property affected is located at 5 Iroquois Ave. lying in tax block 516, tax lot 15 in the R-4 zoning district. Applicant seeks variance relief to construct a one story addition 104 sq. ft that would increase building and impervious coverage and would encroach into a side yard setback.Mr Romero appeared in his own behalf with his contractor Breandan Tulley. No interested parties were present. He stated that the addition is for a bedroom. His present

home has only 2 bedrooms. His family needs additional living space and they wish to remain in Parsippany. The addition would be of matching materials. There is an existing deck which will remain. The addition will not have any widows facing any residence.
He further stated that his existing building coverage is 26.25% and would increase to 28.41%. His impervious coverage is now at 45.70% and would increase to 47.87%It was noted that there was a non-conforming shed on the property and that the area of the shed was included within the calculations for coverage..Statement by Mr. Pathak as to why this should be granted. The applicant has demonstrated a need for this modest addition needed for his family and believes approval should be given. Motion to grant moved by Ms. DeCroce, second, Mr. Dickens, with all in favor.

The Board heard application # 09:49 in behalf of Parsippany Self Storage, LLC, property affected is located at 169Littleton Rd. lying in tax block 393.1 tax lot 3.01 in the O-1 zoning district. Applicants are seeking modification of a previously granted use variance for a self storage facility to convert an apartment on the second floor for office use. The Applicant who is the owner of the property was represented by Counsel, Christopher James Quinn and Jason McCauley, operations manage. Mr. McCauley testified that because of new technology, it is not necessary to have a security person residing on premises. He stated that additional measures and state of the art monitoring devices are now in place. No changes are proposed to the exterior and office use will be exclusively for the applicant. The washer/dryer in the apartment will be removed. There will be two employees and an executive assistant 1-2 days a week. The building is closed from 10pm to 6am. No changes are proposed to the existing parking spaces. The Board determined that modification request is appropriate and voted to approve the application. Motion to grant moved by George Dredden, second,Ms.DeCroce with all in favor.

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

Respectfully submitted,
Harriet Jacobs,
Board of Adjustment.