TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING FROM OCTOBER 14TH,2009

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

The Chairman 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 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:

RJC Landscaping/Jenn's Mutt Hut, application # 07:63/64
Sujay Patel, application # 09:04
Joseph Romero, application #09:45
Parsippany Self Storage, LLC, application # 09:49

The Board had a request from Courtney Vreeland, in application # 07:77 to extend her time for permits. The Board has requested that Ms. Vreeland attend the next meeting to discuss this.

The Board had a request from Robert C.Garofalo, Esq. to carry Care One to Dec. 2nd, without notice. Moved by Ms. DeCroce, second, Mr. Dredden, with all in favor.

The Board had a request from James Pryor, Esq. to carry Metro PCS @ Pomeroy Rd. to the Nov. 4th hearing. Moved by Mr. Dredden, second, Ms. DeCroce, with all in favor.

The Board heard application # 09:31 in behalf of Marcia Vetter, property affected is located at 11 Scenic Dr. lying in tax block 124, tax lot 3 in the R-3zoning district. Applicant seeks approval to expand a deck an additional 91 sq. ft. for a spiral staircase and to approve an existing cantilever which is 2'x9'-6". Ms. Vetter appeared with her son. No interested parties were present. The additional91 sq. ft. would be at the side lot line whereas 6' is required to be maintained. In 2005, the Applicant received variance relief to construct a 2'-10'-4" addition to the first floor. The addition was actually a 2' cantilever and was built 9'-6" in length. Because of an amendment to the zoning ordinance, cantilevers are not long considered building coverage. Therefore, the building coverage that would result in the construction of the staircase does not increase, but the

calculation of coverage for open decks would go from 21.28% to 21.37%.which is less than 1%. The Board determined that the applicant was entitled to variance relief. Statement by Mr. Dickens as to why this should be granted: he believes that this is a very simple expansion with less than 1% increase in deck coverage and recommends approval. Motion to grant moved by Mr. Kimmey, second, Ms. DeCroce, wit all in favor.

The Board heard application # 09:46 in behalf of Christine Bianchi, property affected is located at 12 Northfield Rd. lying in tax block 381, tax lot 8 in the R-4 zoning district. Ms. Bianchi appeared and testified in her own behalf. No interested parties were present. Ms Bianchi would like to construct a one story addition to the rear of her home which would be 13'x18'-9" and would be used as a sunroom so that she can pursue her painting in her retirement. Her lot is irregular and undersized. The addition would be 7.75' from the rear lot line, but the nearest part of the lot line is a point caused by a severe angle in the rear lot line. Building coverage will increase from 32.23% to 40.01%, and impervious coverage will increase from 35.68% to 43.46%. Ms Bianchi stated that the exterior will be of matching materials. It should be noted that her existing lot area is only 3100 sq. ft. which in itself creates non-conformity for the lot and house. The Board determined that the applicant was entitled to variance relief and voted to approve. Motion to grant moved by Mr. Dredden, second Ms. De Croce with all in favor.

The Board heard application #09:50 in behalf of Mr. Joseph Calabrese, property affected is located at 175 Elmwood Drive, lying in tax block 251, tax lot 12 in the R-4 zoning district. Applicant seeks variance relief to construct an 8'x12' shed that will increase building and impervious coverage from 23.62% building to 26.02% and from 38.48% impervious to 40.88%. No interested parties were present. He stated that this size will be practical to hold his storage. He stated that his lot is preexisting undersized of 4000 sq. ft and that there are many such sheds in his neighborhood. The Board determined that variance relief is appropriate and voted to grant. Motion to grant moved by Ms. DeCroce, second Ms. Schindel with all in favor.

The Board heard application # 09:51in behalf of Mr. Frank Guiliana, property affected is located at 33 Glenwood Ave. lying in tax block 581, tax lot 18 in the R-4 zoning district. Applicant seeks variance relief to construct a 12'x20' shed that will increase building and impervious coverage and would encroach into the side and rear yard. Mr. Guiliana appeared and testified in his own behalf. No interested parties were present. He stated that the new shed will replace a smaller shed (8'x12') that is in poor condition. He stated that this home does not have a garage, that the shed would be placed in the same location as the existing shed. He further stated that there are woods behind his home, therefore the location of the shed which would be 2' at side and rear will not have a deleterious affect on any neighborhoring properties. The Board determined that the applicant was entitled to relief and agreed to approve the application. Motion to grant moved by Mr. Pathak, second, Ms. DeCroce, with all in favor.

The Board heard application # 08:65/66 in behalf of Iskcon of New Jersey, property affected is located at 170/180 Troy Road, lying in tax block 726, tax lots 11 & 12 in the

O-1 zoning district. This is a continued hearing, carried from the Aug. 5th meeting. Applicants are seeking variance relief and site plan approval to construct a House of Worship. The Applicants were represented by Counsel, Robert C. Garofalo, Esq.. Interested parties were present who are in objection to the application. This hearing dealt mainly with traffic issues, traffic counts, parking of vehicles,etc. A court reporter was present, and a true copy of the proceedings will be on file in the Board office for inspection and will be made part of these minutes. A continued hearing has been scheduled for December 2nd.

With no other business to come before this Board, this meeting was adjourned at 10:00 PM.

Respectfully submitted,
Harriet Jacobs,
Board of Adjustment.