

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 19, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzearella,  
Mr. Peddi, Mr. Reddy, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner  
Thomas Lemanowicz, Board Engineer  
William Johnson, Board Attorney

Absent:

Announcement is made that adequate notice of this meeting has been given and that it is being conducted in accordance with N.J.S.A. 10:4-6 et seq. of the New Jersey "Open Public Meetings Act"

**ROLL CALL**

Pledge of Allegiance

The meeting is open to the General Public.

**Appointments - Swearing in of Board Members**

Loretta Gragnani, Regular Member  
Santosh Peddi, Alternate No. 1  
Robert Quinn, Alternate No. 2

**RESOLUTIONS**

Application 24:07, Soek & David Hung, 71 Clairview Road, Block: 125 Lot: 3 Zone: R-3  
'C' Variance to construct a shed (2 Sheds combined) contrary to Sec. 430-10. C., Sec. 430-10. I.  
& Sec. 430-35 Cols. 10 & 13.

Application 23:12, IAAT, 100 Route 46, Block: 693 Lot: 25 Zone: B-2  
'C'/'D' Variance to construct a billboard sign.

**AGENDA**

Application 24:21, Shaun Wellman, 4 Vail Road, Block: 567 Lot: 1 Zone: R-4  
'C' Variance to install a 5 ft. fence (4 ft. high solid with 1 ft. high lattice) contrary to Sec. 430-11.  
A. & B.

Application 24:03, Tejal Patel, 93 Halsey Road, Block: 297 Lot: 9 Zone: R-4

'C' Variance to construct a two-story addition; second floor addition; front landing & stairs; front walk; side landing & stairs; driveways and side/rear walk contrary to Sec. 430-35 Cols. 4 & 10.

Application 24:19, Jason Bulaclac, 8 Citroen Way, Block: 750 Lot: 7 Zone: R-2

'C' Variance to construct a shed on a stone pad with wood boarder and roof structure over an existing deck contrary to Sec. 430-10 I. & Sec. 430-35 Cols. 10 & 13.

Application 24:14, Paul Martino, 1181 Knoll Road, Block: 495 Lot: 2.01 Zone: R-1

'C' Variance construction of a patio with trellis; roofed/covered loggia; pool house & stair(s) contrary to Sec. 430-13 B. (1); 430-35 Col. 13.

Application 24:28, Irfan Hassan, 188 Edwards Road, Block: 698 Lot: 31 Zone: R-3

'C' Variance to construct a habitable attic with bathroom and loft area creating a three-story dwelling contrary to Sec. 430-35 Col. 11.

**CLOSED SESSION:**

**WHEREAS**, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, the Township of Parsippany-Troy Hills Board of Adjustment is of the opinion that such circumstances presently exist; and

**WHEREAS**, the Township of Parsippany-Troy Hills Board of Adjustment wishes to discuss: Attorney/Client Privilege regarding Pacific Outdoor vs. PTH BOA.

**AND, WHEREAS**, minutes will be kept, and once the matter involving the confidentiality of the above no longer requires confidentiality, the minutes can be made public.

**NOW, THEREFORE BE IT RESOLVED** by the Township of Parsippany-Troy Hills Board of Adjustment that the public be excluded from this meeting.