

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 9, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazzarella,  
Mr. Peddi, Mr. Quinn, Mr. Reddy, Mr. Willans, Ms. Gragnani

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.

**RESOLUTIONS**

Application 24:16, Mouhammed Zarir, 24 Seminole Avenue, Block: 539 Lot: 9 Zone: R-4  
'C' Variance to construct a front covered porch; left side additions; right side addition; rear covered porch; left side covered landing & stairs; relocate detached garage; driveway; front walk; rear balcony & two A/C units contrary to sec. 430-35 Col. 10.

Application No. 23:27, 328 Kingston, LLC, 328 Kingston Road, Block: 211 Lot: 11 Zone: R-4  
'D' Variance for a three-family dwelling. **Withdrawal of application.**

**AGENDA**

Application 25:19, Alberto & Kim Lijo, 33 Schuyler Street, Block: 723 Lot: 4 Zone: R-3  
'C' Variance to construct an in-ground pool; patio around pool & pool equipment on a concrete pad contrary to Sec. 430-35 Col. 13.

Application 25:23, Antigoni Serghisou, 58 Seasons Glen Drive, Block: 14 Lot: 17.65 Zone: AHD-2  
'C' Variance to construct an open deck with two landings and two sets of stairs contrary to Sec. 430-10. I. & Sec. 430-35 Col. 13.

Application 25:03, Dean Marra, 62 Upper Rainbow Trail, Block: 117 Lot: 29 Zone: R-3  
'C' Variance to legalize a patio contrary to Sec. 430-35 Cols. 9 & 13. **Carried from May 7, 2025.**

Application 25:20, Jigar Pithwa, 359 North Beverwyck Road, Block: 484 Lot: 1 Zone: R-3  
'C' Variance to construct a one-story foyer addition; two-story addition at rear; second-story addition over existing one-story; covered entrance with overhang element to office entrance; one-story covered porch to main dwelling; front stairs; air conditioning unit on concrete pad & driveway (replacement) contrary to Sec. 430-35 Cols. 10 & 13.

Application 25:18, Chick-fil-A, 1180 Route 46, Block: 715 Lot: 11.1 Zone: B-2  
'C' Variance to construct a freestanding sign.

Application 24:66, Trivedi, 13 North Beverwyck Road, Block: 611 Lot: 6 Zone: B-5  
D Variance convert the lower level of a mixed use building into two apartments.  
**Carried from May 7, 2025**