

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 23, 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.

RESOLUTION

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 24:79, Prakshkumar Patel, 104 Hillside Terrace, Block: 387 Lot: 6 Zone: R-3
'C' Variance to construct additions; front landing & stairs; front walk; rear landing & stairs; air conditioning units on concrete pad and reconfigured driveway with expansion contrary to Sec. 430-35 Cols. 5 & 10 and Sec. 430-275. H.

Application 24:16, Joseph Caccavale, 3 East Brooklawn Drive, Block: 199 Lot: 44 Zone: R-3
C Variance to construct an inground pool and coping; pool patio and pool equipment on a concrete pad contrary to Sec. 430-35 Col. 13.

AGENDA

Application 25:12 Taylor Dickerson, 16 Hilsinger Road, Block: 90 Lot: 8 Zone: R-3
'C' Variance to construct a covered porch; second-story addition and open deck with stairs contrary to Sec. 430-35 Col. 4.

Application 25:28, Mohit Mehta, 569 Allentown Road, Block: 253 Lot: 13.01 Zone: R-4

'C' Variance to legalize an air conditioning unit on a pad contrary to Sec. 430-35 Col. 8.

Application 24:48 Dave & Tess Lewis, 30 Battleridge Road, Block: 15.7 Lot: 11 Zone R-1M

'C' Variance to legalize a basketball court, shed, steps, deck & stairs and patio contrary to Sec. 430-35 Cols. 8, 9, 10, 13; Sec. 430-10. C. & 430-10. I. **Carried from May 21, 2025**

Application 25:11, Charles Turner, 86 Hiawatha Boulevard; Block: 518 Lot: 17 Zone: R-4

'C' Variance to construct a new two-story, single-family dwelling with covered porch and patio contrary to Sec. 430-10 F. & Sec. 430-35 Cols. 4 & 10. **Carried from May 7, 2025**

Application 25:18, Chick-fil-A, 1180 Route 46, Block: 715 Lot: 11.1 Zone: B-2

'C' Variance to construct a freestanding sign. **Carried from July 9, 2025**

Application 22:45, 199 New Road, LLC & 219 New Road LLC, 199-219 New Road, Block: 770
Lots: 4 & 5 Zone: LIW-2, Preliminary and Final Site Plan w/ C/D Variance to construct two
warehouses.