

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 6, 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 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 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 25:11, 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.

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

AGENDA

Application 25:22, Dharmesh & Avani Desai, 39 Pitt Road, Block: 422 Lot: 2 Zone: R-3
'C' Variance to construct a shed contrary to Sec. 430-10. C. (side & rear yards) and Sec. 430-35 Col. 10. **Carried from May 21, 2025.**

Application 25:24, Anand Persaud, 21 Nokomis Avenue, Block: 542 Lot: 8 Zone: R-4
'C' Variance to construct a new two-story single-family dwelling; covered front porch; shed & second-story open deck (no stairs) contrary to Sec. 430-35 Cols. 2, 3, 4, 10, 13; Sec. 430-10. C. (shed side & rears); Sec. 430-275. X. & Sec. 430-10. I.

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. **Carried from July 9, 2025**

Application 25:31, B10 Hilton Court Owner, LLC, 2 Hilton Court, Block: 202 Lot: 3.10
Zone: SED-10, 'C' Variance to install signage.

Application 24:43, H. K. Truck Services, Inc., 10, 30, 46 Fanny Road/Intervale Road
Block: 448 Lots: 16, 17, 18, 19, 20 Zone: O-S, Preliminary and Final Major Site Plan w/ "C/D"
Variance, Major Soil Moving Permit to construct a truck sales and service facility.
Carried from June 11, 2025