

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 10, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazarella,
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.

CORRESPONDENCE

Correspondence received from Steve Schepis requesting Application 24:38 be carried to September 17, 2025 without further notice and grants the Board an extension of time to make decision on the case through October 31, 2025.

2026 MEETING SCHEDULE

Approval of 2026 Meeting Schedule

RESOLUTIONS

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.

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

AGENDA

Application 24:38, Islamic Community Cultural Center, 879 South Beverwyck Road, Block: 764 Lot: 34 Zone: R1-RW, Preliminary & Final Site Plan w/ 'C'/'D' Variance to construction of a three story, 28-unit residential addition to an existing structure. **Carried from July 30, 2025 for announcement of new hearing date and meeting location.**

Application 25:04, Gina Simmons, 20 Upper Rainbow Trail, Block: 117 Lot: 12 Zone: R-3 'C' Variance to construct first floor additions; second floor addition; covered front porch with front stairs; second floor covered deck (balcony) over first floor deck; front walk expansion and A/C unit on a concrete pad contrary to Sec. 430-35 Cols. 5, 8, 10 & 13. **Carried from June 25, 2025.**

Application 25:30, Chhotubhai Patil, 139 Fieldcrest Road, Block: 205 Lot: 1 Zone: R-3 'C' Variance to install a 5 ft. high solid fence with 1 ft. height lattice (total 6 ft.) contrary to Sec. 430-11. A. & B.

Application 25:26, Jonathan Keene, 10 Arnold Drive, Block: 698 Lot: 62 Zone: R-3 'C' Variance to construct an inground pool and patio; pool equipment & walk expansion contrary to Sec. 430-35 Col. 13.

Application 25:29, Sebastien Gay, 3 Deauville Drive, Block: 753 Lot: 57 Zone: R-2 'C' Variance to construct a shed & patio contrary to Sec. 430-35 Cols. 10 & 13.

Application 25:27, Michael & Jessica Nemeth, 289 Allentown Road, Block: 271 Lot: 23 Zone: R-4 'C' Variance to legalize a gazebo; rear walk; patio & driveway contrary to Sec. 430-35 Col. 13.

Application 24:78, Michael & Maria Sheehan, 8 Stafford Terrace, Block: 742 Lot: 56, Zone: R-2 'C' Variance construct a new single-family dwelling and deck. Legalize an inground pool, patio and shed contrary to Sec. 430-35 Cols. 2, 7, 9 (rear yard open deck, pool equipment, pool, & patio), 13; and Sec. 430-10. C. (rear yard shed).

Application 24:37, Ranjan Takier, 16 North Beverwyck Road, Block: 542 Lot: 18 Zone: B-5 Preliminary & Final Site Plan w/ 'C'/'D' Variances for construction of four condo units.