

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 24, 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.

CORRESPONDENCE

Correspondence received from Amanda Wolf, Esq. requesting Application 24:17 be carried from September 24, 2025 to January 14, 2026 with notice and grants the Board an extension of time to make decision on the case through January 30, 2026.

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 25:30, 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.

AGENDA

Application 25:33, Suzanne McLaughlin, 81 Nokomis Avenue, Block: 520 Lot: 3 Zone: R-4

'C' Variance to install a shed contrary to Sec. 430-10. C (side & rear yards); Sec. 430- 10. I. & Sec. 430-35 Col. 10.

Application 25:36, Sejal & Sachin Parikh, 37 Calumet Avenue, Block: 533 Lot: 7 Zone: R-4

'C' Variance to construct/legalize a shed (proposed) on existing concrete pad (legalize) and patio (proposed) contrary to Sec. 430-10. C. (shed – side & rear); Sec. 430-35 Col. 10 & Sec. 430-35 Col. 13.

Application 25:39, Mohammad Hasan, 3 Graham Court, Block: 199 Lot: 8 Zone: R-3

'C' Variance to legalize driveway expansions contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

Application 25.42, Franciscan Sister of St. Elizabeth, 499 Park Road, Block: 166 Lots: 135.1

Preliminary & Final Major Site Plan, Major Soil Moving Permit.

Application 24:17, 750 Edwards Road, LLC, 750-760 Edwards Road, Block: 766 Lots: 6, 7, 8 & 9

Zone: AHD-4, Preliminary & Final Site Plan w/ C/D Variance for a landscaping & truck depot, storage of commercial vehicles, livestock, driveway access and fence.