

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 8, 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 25:33, 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 No. 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.

AGENDA

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 July 9, 2025**

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 September 10, 2025.**

Application 25:32, T Mobile, 1280 Route 46, Block: 712 Lots: 43.1 Zone: B-2

Minor Site Plan w/'C' Variance to construct a permanent wireless facility.

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 July 9, 2025