

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 29, 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 Sebastien Gay, 3 Deauville Drive, Block: 753 Lot: 57 Zone: R-2 requesting Application 25:29 be carried to January 7, 2025 without further notice and with an extension of time for the Board to make decision on the case through January 14, 2025.

RESOLUTIONS

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 25:48, Antonio di Benedetto & Pamela Ren, 16 Ridgewood Avenue, Block: 582 Lot: 28 Zone: R-4, 'C' Variance to construct an open deck with stairs contrary to Sec. 430-10 I. & Sec. 430-35 Col. 13.

Application No. 25.43, Gopinath Bharathi & Archana Lakhotia, 23 Granada Drive, Block: 18 Lots: 21 Zone: R-1, 'D' Variance to legalize a two-family home.

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.

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.

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.

AGENDA

Application 25:58, Timothy Kelly, 3 Noble Street, Block: 408 Lot: 7 Zone: R-3
'C' Variance to construct an addition contrary to Sec. 430-35 Cols. 10 & 13

Application 25:20, Jigar Pithwa, 359 North Beverwyck Road, Block: 484 Lot: 1 Zone: R-3
'C' Variance to construct a one-story foyer addition; two-story addition at rear; second-story addition over existing one-story; covered entrance with overhang element to office entrance; one-story covered porch to main dwelling; front stairs; air conditioning unit on concrete pad & driveway (replacement) contrary to Sec. 430-35 Cols. 10 & 13. **Carried from July 9, 2025**

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.
Carried from September 10, 2025

Application 25:40, Mark Tell, 18 Jefferson Avenue, Block: 598 Lot: 25 Zone: R-4
'C' Variance to legalize a shed contrary to Sec. 430-10. C. (side & rear yards); Sec. 430-10 I. and Sec. 430-34 Cols. 10 & 13.

Application 25:56, Michael Gatuz, 11 Warrior Way, Block: 626 Lot: 10.05 Zone: R-3
'C' Variance to construct a detached garage with driveway expansion contrary to Sec. 430-35 Cols. 10 & 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 25:45, Luis Aldana, 118 Bridgeton Drive, Block: 294 Lot: 12.1 Zone: R-4
'C' Variance to legalize a rear covered patio (attached to dwelling); rear covered structure; shed; shed; rear pavers/patio; pavers (behind driveway); concrete area (around rear shed) contrary to Sec. 430-10. C. (shed side & rear yards); Sec. 430-35 Col. 8 (rear covered structure, rear pavers/patio & concrete area around shed); Sec. 430-35 Col. 9 (rear pavers/patio & concrete area around shed); Sec 430-35 Cols. 10 & 13.

Application 25:44, Dollar Tree, 2900 Route 10, Block: 18 Lots: 8 Zone: O-T
'C' Variance for installation of a second wall sign.