

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

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazzarella,
Ms. Neglia, Mr. Peddi, Mr. Quinn, Mr. Reddy, 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.

RESOLUTION

Application 25:57, Tameru Getahoun, 6 Harden Court, Block: 734 Lot: 3.23 Zone: R-3 A (RCA)
'C' Variance to legalize a paver patio; front walk; driveway expansion and Two (2) paver areas around tree contrary to Sec. 460-35 Col. 4 & Sec. 430-275. X.

Application 25:62, HNTB Corp., 9 Entin Road, Block: 202 Lot: 9 Zone: SED-5
'C' Variance for signage.

Application 22:45, 199 New Road, LLC & 219 New Road LLC, 199-219 New Road, Block: 770
Lots: 4 & 5 Zone: LIW-2, Preliminary and Final Site Plan w/ C/D Variance to construct two warehouses.

AGENDA

Application 25:54, Anup & Archana Patel, 105 Leamoor Drive, Block: 206 Lot: 21 Zone: R-3
'C' Variance to construct a one-story addition; 2 two-story additions; a second-story addition over an existing one-story and 2 balconies contrary to Sec. 430-35 Cols. 4 & 10

Application 25:60, Cosmo Builders, LLC, 213 Lake Shore Drive, Block: 596 Lot: 25 Zone: R-4
'C' Variance to construct a new single-family dwelling with attached garage and open deck with stairs contrary to Sec. 430-35 Col. 3 & 10 and Sec. 430-10 I.

Application 25:65, Ninoska Fergusson, 540 Vail Road, Block: 458 Lot: 13 Zone R-3
'C' Variance to legalize a rear covered structure; shed; front walk; front patio; front pads; rear patios; rear pads; in-ground pool; pond and stone wall contrary to Sec. 430-10. C. & Sec. 430-35 Col. 8 (Side Yard-pool equipment & pad and paver patio); Sec. 430-35 Cols. 10 & 13.

Application 25:35, Vinayaka Ventures, LLC, 755 South Beverwyck Road, Block: 764 Lot: 28
Zone: R-3, 'D' Variance for commercial use in a residential zone and outdoor storage of vehicles & materials.