

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 14, 2026 at 7:30 P.M.**

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

RESOLUTIONS

AGENDA

Application 25:73, Kathleen Natoli, 48 Ronald Road, Block: 587 Lot: 5 Zone: R-4
'C' Variance to install a 5 ft. high fence (4 ft. high solid PVC with 1 ft. high lattice) contrary to Sec. 430-11. A & B.

Application 25:51, Jade Atoria & Laura Peters, 144 Rainbow Trail, Block: 112 Lot: 3 Zone: R-3
'C' Variance to construct front additions; front portico with below landing and stairs; rear addition; rear covered screen porch; driveway expansion for a total of 622 sq. ft.; front walk & side and rear walks contrary to Sec. 430-35 Cols. 4, 5, 6, 10 & 13 and Sec. 430-275. X.

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. **Carried from October 29, 2025**

Application 25:66, Jing Zeng, 252 Marcella Road, Block: 215 Lot: 12 Zone: R-4
'C' Variance to legalize a paver driveway; paver walk and concrete area for two (2) A/C units contrary to Sec. 430-275. X. and Sec. 430-35 Col. 13.

Application 25:69, Danny Sanchez; 108 Longview Avenue; Block: 574 Lot: 17 Zone: R-4
'C' Variance to construct a pergola; outdoor kitchen; inground pool with coping; patio and
equipment pad; basement stairs; stepping stones and 4 ft. high fence contrary to Sec. 430-35
Cols. 8,10 & 13 and Sec. 430-10 I.

Application 25:22, Dharmesh & Avani Desai, 39 Pitt Road, Block: 422 Lot: 2 Zone: R-3
Major Soil Moving Permit.