

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 4, 2026 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazarella,
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

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

AGENDA

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.

Carried from October 29, 2025

Application 25:53, Abdul Raja, 215 North Beverwyck Road, Block: 705 Lot: 24 Zone: R-3
'C' Variance to legalize a shed; overhang/pergola; patio & stairs; paver walk; driveway and block wall contrary to Sec. 430-10. C. (shed-side & rear yards); Sec. 430-35 Col. 8 (patio-side yard); Sec. 430-275. H.; Sec. 430-275. X.; Sec. 430-35 Col. 10 & Sec. 430-35 Col. 13.

Carried from November 5, 2025

Application No. 25:80, Porzio, Bromberg, Newman, PC, 5 Sylvan Way, Block: 202 Lot: 4.3

Zone: ROL, 'C' Variance for signage.

Application 25:37, Sarah Care of Morris Plains, 2900 Route 10, Block: 18 Lots: 8 Zone: O-T
'D' Variance for adult daycare use.

Application 25:59, Urban Nest, LLC, 3676 Hill Road, Block: 137 Lot: 3.01 Zone: B-2
Preliminary & Final Major Site Plan w/ C/D Variance to construct a four-story, 33-unit
residential structure.