

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 11, 2026 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce, Mr. Desai, 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.

**CORRESPONDENCE**

Correspondence received from Alpesh Trambadiya requesting Application 25:46 be carried from February 11, 2026 to March 18, 2026 without further notice and with all necessary extensions.

Correspondence received from Thania Salazar-Morales requesting Application 25:45 be carried from February 11, 2026 to April 8, 2026 without further notice and with all required extensions.

**RESOLUTIONS**

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.

**Dismissal of application**

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.

Application No. 25:80, Porzio, Bromberg, Newman, PC, 5 Sylvan Way, Block: 202 Lot: 4.3  
Zone: ROL, 'C' Variance for signage.

## **AGENDA**

Application 25:45, Luis Fernando Salazar 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.

**Carried from October 29, 2025**

Application 25:64, Marie Emms & Elizabeth Carfioli, 170 Rainbow Trail, Block: 109 Lot: 25 Zone: R-3, 'C' Variance to legalize front driveway pavers; paver patio & paver walks contrary to 430-275. X. and Sec. 430-35 Col. 13. **Carried from November 5, 2025**

Application 25:50, Henil Balsara, 44A Nokomis Avenue, Block: 532 Lot: 13 Zone: R-4 'C' Variance to legalize a shed contrary to Sec. 430-10. C. **Carried from November 5, 2025**

Application 25:10, Ly Duong, 50 James Street, Block: 147 Lot: 3 Zone: R-3 'C' Variance to construct a two-story addition (left side); two-story addition (right side); covered front porch; second-story open deck with stairs; landing and stairs over patio (all under proposed second-story deck) contrary to Sec. 430-35 Cols. 4 & 10.

**Carried from November 5, 2025**

Application 25:46, Alpesh Trambadiya, 129 Northfield Road, Block: 224 Lot: 6 Zone: R-3 'C' Variance to construct a first-floor addition; second floor addition; front covered porch; front stairs and open deck with stairs contrary to Sec. 430-35 Cols. 5., 10 & 13 and Sec. 430-10 I.

**Carried from December 3, 2025**

Application 25:70, Linda Picciurro, 21 Canton Road; Block: 265 Lot: 4 Zone: R-4 'C' Variance to legalize a plastic shed; bilco doors & concrete; paved driveways; paver walk & pavers; propane tanks (location only) and proposes a paver walk contrary to Sec. 430-275. X.; Sec. 430-35 Cols. 8, 10 & 13; Sec. 430-10 I.

Application 25:72, Jason & Violeta Kopec, 115 Lawrence Road, Block: 268 Lot: 1 Zone: R-4 'C' Variance to construct a pergola with closing mechanical roof; patio with outdoor kitchen under pergola & rear landing and stairs contrary to Sec. 430-35 Cols. 4 & 10.

Application 25:32, T Mobile, 1280 Route 46, Block: 712 Lots: 43.1 Zone: B-2 Minor Site Plan w/ 'C/D' Variance to construct a permanent wireless facility.

**Carried from October 29, 2025**