

**SPECIAL MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 4, 2026 at 7:00 P.M.**

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

**AGENDA**

Application 25:36, Sejal & Sachin Parikh, 37 Calumet Avenue, Block: 533 Lot: 7 Zone: R-4  
'C' Variance to construct/legalize a shed (proposed) on existing concrete pad (legalize) and patio (proposed) contrary to Sec. 430-10. C. (shed – side & rear); Sec. 430-35 Col. 10 & Sec. 430-35 Col. 13. **Carried from January 7, 2025**

Application 25:77, Ethan Sagass/John White, 19 Hillside Road, Block: 120 Lot: 16 Zone: R-3  
'C' Variance to install an air conditioning unit on a concrete pad contrary to Sec. 430-35 Col. 4.

Application 25:61, Randolph DeLara, 42 Dacotah Avenue, Block: 533 Lot: 19 Zone: R-4  
'C' Variance to legalize a front patio/entrance; front walk and stairs; driveway expansions & side landing and stairs contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

**Carried from January 7, 2026**

Application 25:56, Michael Gatz, 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. **Carried from January 7, 2026**

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

Members Present: Mr. Berkowitz, Ms. DeCroce, Mr. Joskowitz, Mr. Mazzarella,  
Mr. Modi, 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"

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**CORRESPONDENCE**

Correspondence received from Ninoska Fergusson, Block: 458 Lot: 13, requesting Application 25:65 be carried from March 4, 2026 to April 22, 2026 without further notice and with all required extension through April 30, 2026.

**RESOLUTIONS**

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.

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.

**AGENDA**

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.

**Carried from December 10, 2025**

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. **Carried from December 10, 2025**

Application 25:67, Flagship, 1236 Route 46, Block: 715 Lot: 12 Zone: R-3  
Preliminary and Final Site Plan w/ 'C'/'D' Variance to construct a car wash.