

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 18, 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"

ROLL CALL

Pledge of Allegiance

The meeting is open to the General Public.

RESOLUTIONS

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 25:32, 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.

AGENDA

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 February 11, 2026

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 January 14, 2026**

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. **Carried from January 14, 2026**

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.

Carried from January 14, 2026

Application 25.81, Pantagon Services, LLC, 354 Kingston Road, Block: 211 Lots: 15
Minor Site Plan w/ 'C'/'D' Variance for a commercial use, overnight parking, curb island and 6 ft.
solid fence in the front yard setback.

Application 25:37, Sarah Care of Morris Plains, 2900 Route 10, Block: 18 Lots: 8 Zone: O-T
'D' Variance for adult daycare use. **Carried from February 4, 2026**