

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 18, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Peddi, Mr. Reddy, Ms. Gragnani

Also Present: John T. Chadwick, IV Board Planner  
Thomas Lemanowicz, Board Engineer  
William Johnson, Board Attorney

Absent: Mr. Mazarella, Mr. Quinn, Mr. Willans

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 24:58, United Methodist Church, 903 South Beverwyck Road, Block: 764 Lot: 35  
Zone: R-1RW, 'C' Variance to construct a freestanding sign.

Mr. Reddy made a motion to approve the resolution; second by Mr. Berkowitz.

Approved.

Application 20:54, Danny Realty, 25 Route 46, Block: 770 Lot: 1 Zone: B-2  
Preliminary and Final Major Site Plan w/ 'C'/'D' Variance for a gas station and drive through restaurant with the proposed modifications from the original application as follows:  
Add a mountable curb island located at the entrance/exit from the property to/from New Road;  
add directional signage to include No Stacking Beyond This Point, Alternate Entrance on Route 46E and Drive-Thru Directional Sign; removal of a retention wall and a standard R(NJ) 10-7A or similar Do Not Block Driveway will be installed.

Mr. Reddy made a motion to approve the resolution; second by Mr. Berkowitz.

Approved.

## **AGENDA**

Application 24:42, Andres Nuiver, 9 Mohican Place, Block: 526 Lot: 11 Zone: R-4  
C Variance to construct a front porch contrary to Sec. 430-35 Col. 13

Property owners, Andres Nuiver & Mai Shah, were sworn by the Board Attorney, and testified that the front porch will be open with an entry to the side.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

Mr. Reddy made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application; second by Mr. Berkowitz.

Approved.

Application 24:27, Russell & Joan Frick, 4 Wildwood Trail, Block: 435 Lot: 3 Zone: R-3  
C Variance to construct a one-story addition, driveway expansion & patio contrary to Sec. 430-35 Col. 10.

Property owners, Russell & Joan Frick, were sworn by the Board Attorney and testified that they recently purchased their home and would like to expand their one car garage and driveway. The patio will be paver to allow water to flow through.

The fence was installed over the property line by previous owners and is not being approved.

There is a public access that exists in their rear yard and the applicant understands that if the utility company must remove the fence, the property owner must reconstruct the fence.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

Mr. Reddy made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application; second by Mr. Berkowitz.

Approved.

Application 24:48 Dave & Tess Lewis, 30 Battleridge Road, Block: 15.7 Lot: 11 Zone R-1M

C Variance to legalize a basketball court, shed, steps, deck & stairs and patio contrary to Sec. 430-35 Cols. 8, 9, 10, 13; Sec. 430-10. C. & 430-10. I,

Property owners Dave & Tess Lewis, were sworn by the Board Attorney and testified that 30 years ago they installed a basketball court, deck and patio without permits. The court is not lit and used during daytime hours only.

Chairwoman Gragnani opened the floor to the public to ask questions of the witness.

Chairwoman Gragnani opened the floor to the public to speak in support or opposition of the application.

Patrick & Tecla Pinto, 34 Battleridge Road, spoke in opposition of the application.

The application was carried to March 5, 2025 without further notice and with required extensions to give time to the applicant and neighbor to work with the Township Engineer.

Motion to adjourn.