

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 8, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazzarella,  
Mr. Peddi, Mr. Quinn, Mr. Reddy, Mr. Willans, 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 Joseph O'Neill of Garofalo & O'Neill requesting application 24:59, Jagdish Patel, Block: 763 Lot: 19.01 be carried to April 23, 2025 without further notice and with an extension of time for the Board to make decision on the case through April 30, 2025.

Approved.

**RESOLUTIONS**

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

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

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.

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

Approved.

Application 24:61, Greg Ferrante, 3 Brooklawn Drive, Block: 168 Lot: 49 Zone: R-3  
'C' Variance to construct a covered porch; alter/replace 222 sq. ft. front landing, stairs and walk  
contrary to Sec. 430-35 Col. 10.

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

Approved.

Application 24:62, AW Contractor, LLC, 171 Old Bloomfield Avenue, Block: 693 Lot: 16.02  
Zone: R-3, 'C' Variance to construct a new two-story, single family dwelling with covered front  
porch and open deck with stairs contrary to Sec. 430-35 Col. 3.

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

Approved.

Application 24:63, Andrea Gosselin, 6 Reaville Court, Block: 313 Lot: 10.02 Zone: R-4  
'C' Variance to install a 4 ft. high, solid vinyl fence with 1 ft. high lattice on top (total 5 ft. high  
fence) contrary to Sec. 430-11. A. & B.

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

Approved.

### **AGENDA**

Application 24:57, Zachary Cirincione, 32 Asbury Place, Block: 63 Lot: 2 Zone: R-3  
'C' Variance to construct a driveway expansion contrary to Sec. 430-35 Col. 13.

**Carried from November 6, 2024**

Property owner, Zachary Cirincione & Bianca Valesquaz, were sworn by the Board Attorney and  
testified that the Township engineer approved their water mitigation plan. The driveway  
expansion is to square up the drive which will require a curb cut.

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

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

Mr. Willans made a recommendation to approve the application.

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

Approved.

Application 24:59, Jagdish Patel, 93 Troy Meadow Road, Block: 763 Lot: 19.01 Zone: R-3  
'C' Variance to legalize a habitable attic with finished walls/rooms creating a three -story dwelling contrary to Sec. 430-35 Col. 11.

Application 24:69, Krishraj, LLC, 263 Lake Shore Drive, Block: 596 Lot: 5 Zone: R-4  
'C' Variance to construct a new two-story, single family dwelling with open deck and stairs contrary to Sec. 430-35 Cols. 3 & 4.

Attorney, Steve Schipps was present on behalf of the applicant.

Property owner, Hardik Shah, was sworn by the Board Attorney.

Exhibit A-1, Attorney Certification of property; Exhibit A-2, Photos of the subject property; Exhibit A-3 Front Elevation were presented to the Board.

The witness stated he would like to construct a larger home for his family. DEP approval was necessary as wetlands exist at the back of the property. The overhang that encroaches on the front yard setback is to help keep rain from running in the garage.  
The witness spoke with the Town Engineer and the applicant will comply with their recommendations.

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

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

Mr. Joskowitz made a recommendation to approve the application.

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

Approved.

Application 24:38, Islamic Community Cultural Center, 879 South Beverwyck Road, Block: 764 Lot: 34 Zone: R1-RW, Preliminary & Final Site Plan w/ 'C'/'D' Variance to construction of a four-story, 29-unit housing facility.

Attorney, Steve Schipps, was present on behalf of the application

Application carried to February 5, 2025 for announcement of a hearing date and location.