

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 5, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz,  
Mr. Mazzarella, Mr. Willans, Ms. Gagnani

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

Absent: Mr. Peddi, Mr. Quinn, Mr. Reddy

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 24:68, Yalda Naibzada, 9 Minnehaha Boulevard, Block: 528 Lot: 14 Zone: R-4  
'C' Variance to construct a new two-story single-family dwelling with two covered porches and patio contrary to Sec. 430-35 Cols. 4 (Minnehaha Boulevard & Sioux Avenue), 9 (patio-rear yard) & 10.

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

Approved.

Application 24:64, Marek Lezanski, 593 South Beverwyck Road, Block: 763 Lot: 9.02 Zone: R-2  
'C' Variance to construct a detached three car garage with second story storage area only contrary to Sec. 430-13. B. (1) and Sec. 430-35 Cols. 10 & 13.

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

Approved.

Application No. 24:55, Lidiya & Yelena Binder, 4 Parkside Drive, Block: 763 Lot: 2 Zone: R-3, 'D' Variance for a two-family home. **Approval of dismissal of application for failure to appear.**

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

Approved.

Application 22:04, Nakul Kasadwala, 130 Troy Road, Block: 726 Lot: 15 Zone: R-3 Preliminary & Final Site Plan to construct three townhomes.

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

Approved.

### **AGENDA**

Application 24:80, Julia & Robert Peterson, 25 Old Parsippany Road, Block: 226 Lot: 2 Zone: ROL 'C' Variance to construct a 98 sq. ft. addition.

Property owner, Julia Peterson, was sworn by the Board Attorney and testified that a bathroom addition is necessary for her husband who is ill.

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

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

Mr. Joskowitz made a recommendation to approve the application.

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

Approved.

Application 24:70, Andrew & Janine Swartz, 241 Reynolds Avenue, Block: 757 Lot: 3 Zone: R-3 'C' Variance to construct an open deck with stairs; shed on pad; generator on pad; walks; patio (under proposed deck); retaining wall (under proposed deck) & legalize a driveway contrary to Sec. 430-10 I.; Sec. 430-35 Col. 13. **Carried from February 12, 2025**

Property owner, Andrew & Janine Swartz, were sworn by the Board Attorney and testified that they wish to raise their family in town and would like to add amenities to their property for their family enjoyment. They spoke with the Town Engineer and were told to install a seepage pit in their rear yard, which they agreed to do. The driveway existed when the home was purchased and is being legalized.

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

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

Mr. Willans made a recommendation to approve the application.

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

Approved.

Application 24:30, Hakim Ahmadi, 438 Old Dover Road, Block: 14 Lot: 24 Zone: R-1  
'C' Variance to construct a two-story Addition; Roofed porch/entranceway; open deck; front walk; driveway & rear landing and stairs contrary to Sec. 430-35 Col. 4 (front yard Old Dover & Union Hill Roads).

Property owner, Hakim Ahmadi, was sworn by the Board Attorney and testified that he purchased the home but it is not livable at this time which is the reason for the renovations.

The home will be used as a single-family dwelling, no second kitchen.

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

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

Mr. Joskowitz made a recommendation to approve the application.

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

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. **Carried from December 18, 2024**

Property owner, Tess Lewis, was sworn by the Board Attorney and testified that she spoke with the Town Engineer and agreed to the recommendations made. She contacted a landscaper and after the change of season, or sooner if the weather allows, a swale and berm will be installed.

The application was carried to May 21, 2025 to give the applicant time to hire a landscape architect and have a plan in place.

Attorney Kate Coffey was present on behalf of the next-door neighbor located on Battleridge Road and spoke briefly regarding the required plans.

The application was carried to May 21, 2025 without further notice and with required extensions.

Application 24.71, Kamal Malik, 318 Halsey Road, Block: 313 Lot: 4 Zone: R-4  
'C' Variance to construct a new two-story, single-family dwelling with attached garage and roof front porch/entranceway contrary to Sec. 430-35 Cols. 2, 3, 10 & 13.

Property owner, Kamal Malik and Contractor, Nakul Kasadwala, were sworn by the Board Attorney and testified that the lot is undersized and the previous proposed home approved by variance in 2023, has not been constructed. The house has been demolished to the foundation, which will be removed, and the proposed basement will be unfinished.

A condition of approval will be that the applicant will work with and comply to the conditions of the Town Engineer.

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

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

Mr. Joskowitz made a recommendation to approve the application.

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

Approved.

Denied by Decroce.

Application No. 24:43, H. K. Truck Services, Inc., 10, 30, 46 Fanny Road/Intervale Road  
Block: 448 Lots: 16, 17, 18, 19, 20 Zone: O-S, Preliminary and Final Major Site Plan w/ "C/D"  
Variance, Major Soil Moving Permit to construct a truck sales and service facility.

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

Witness, Josh Tiner, Licensed Professional Engineer, was sworn by the Board Engineer and presented Exhibit A-1, 6 Sheets consisting of an Aerial of the subject site and surround area; Colorized site plan; Rendering of the proposed site; Aerial of the existing conditions; Proposed overlay and site line.

The property will be completely redesigned and will be constructed in phases in order to keep the business running and employees working.

The five lots will be consolidated into new lot 19.01 and one of the access points will be eliminated at the request of the County. There is an easement agreement between lots 20 & 21 so the grading can be lowered at the subject site, to meet the grade of lot 21. A retaining wall is proposed on lot 20.

An access point at lot 16 will be shifted and made to be a left turn exit only.

The height of the current structure is 28.3 ft. and the proposed at 33.89 ft., which is necessary for trucks when put on lifts.

The façade will mainly be block and include four signs. A monument and freestanding sign are also proposed.

There will be a total of 16 bays, eight in the front with eight at the rear.

The access near the corner of Fanny & Intervale Roads is proposed to be moved further down Fanny Road.

The proposed 6 ft. fence in the front yard will be reduced in height to 4 ft. with plantings in front of it.

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

William Taylor, 8 Lake Place, ask about the plans.

Application carried to June 11, 2025 without further notice and with required extensions.

Motion to adjourn.