

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 19, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazarella,
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 Attorney Joseph O'Neill requesting an extension of resolution approval for Application 19:03, Zoom Auto Group, Block: 138.1 Lot 1 for a period of one year from July 20, 2025 to July 20, 2026.

Approved.

Correspondence received from Attorney Mike Rubin requesting an adjournment from tonight's scheduled hearing of Application 22:45, 199 New Road, LLC, Block: 770 Lots: 4 & 5, and be placed on the July 23, 2025 agenda with notice and grants required extension until July 31, 2025.

Approved.

RESOLUTIONS

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.

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

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).

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

Approved.

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.

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

Approved.

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.

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

Approved.

Application 24:13, Jay OM, Inc., 3 Greenhill Road, Block: 391 Lot: 1 Zone: B-3
Preliminary and Final Major Site Plan w/ C/D Variances to construct a mixed-use structure.

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

Approved.

AGENDA

Application 24:16, Mouhammed Zarir, 24 Seminole Avenue, Block: 539 Lot: 9 Zone: R-4
'C' Variance to construct a front covered porch; left side additions; right side addition; rear covered porch; left side covered landing & stairs; relocate detached garage; driveway; front walk; rear balcony & two A/C units contrary to sec. 430-35 Col. 10.

Carried from February 12, 2024

Property owner, Mouhammed Zarir and Mr. Koning, Licensed Professional Architect, were sworn by the Board Attorney and testified that their engineer spoke with the Town Engineer

and came up with a new plan regarding water mitigation. The applicant did not have a new report from the Town Engineer and there were questions concerning the revised architectural plans regarding a second kitchen.

The application was carried to June 11, 2025 without further notice and with required extensions.

Application 24:77, Rosalind Eyeran, 52 Lawrence Road, Block: 288 Lot: 6 Zone: R-4
'C' Variance to install an air conditioning unit with pad contrary to Sec. 430-35 Col. 4.

Property, owner Rosalind Eyeran and Peter Zilitto were sworn by the Board Attorney and testified that they had to replace the AC unit which was placed in the same location and is the same size as the previous unit.

The application was amended to include the replacement of a second unit, next to the first unit. Approval for replacement of the second unit will remain in effect for one year.

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

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

Approved.

Application 24:72, Julio Ortiz, 170 Allentown Road, Block: 276 Lot: 2 Zone: R-4
'C' Variance to install an air conditioning unit and legalize an air conditioning unit contrary to Sec. 430-35 Col 8.

Property owner, Julio Ortiz, was sworn by the Board Attorney and testified that an old AC unit was in need of replacement and a second unit was installed.

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

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

Approved.

Application 24:76, Anuya Aher & Milind Ghumre, 11 Brandyn Lane, Block: 734.09 Lot: 18 Zone: PRD-2, 'C' Variance to legalize driveway expansions, patio expansion & pillars contrary to Sec. 430-275. H. & Sec. 430-35 Col. 13.

Property owners, Anuya Aher & Milind Ghumre were sworn by the Board Attorney and testified that they did not know permits were necessary. The driveway was partially broken and removed with pavers installed. The pillars will be 4 ft. in height with lights installed on top.

When the home was purchased, the patio existed and was replaced with no expansion.

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

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

Approved.

Application 24:67, Ketan Thakkar, 29 Lana Drive, Block: 734.06 Lot: 8 Zone: PRD-2 'C' Variance to construct a sunroom addition on a new second floor deck; landing; stairs & concrete slab contrary to Sec. 430-35 Col. 7

Property owner, Ketan Thakkar, was sworn by the Board Attorney and testified that his deck has been unusable and is unsafe for his young son. The existing deck and paver patio will be removed. Rear stairs will be removed and installed on the side

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

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

Mr. made a recommendation to approve the application.

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

Approved.

Application 24:75, Harkishan Aervadiya, 15 Cambridge Road, Block: 25 Lot: 40 Zone: R-1 'C' Variance to construct a single-family dwelling and steep slopes.

Adam Kendil, Licensed Professional Engineer, was sworn by the Board Attorney and testified that variances are necessary for minimum lot width, front yard setback, height of the structure and steep slopes.

There is a 60 ft. drop from the front of the property to the rear therefore, the home will be constructed closer to the front of the property.

Approximately 56 cy of soil will be removed from the site and the applicant will comply with the recommendations of the Township Engineer.

The property is surrounded by other single-family dwellings with railroad tracks in the rear.

A patio is also proposed at the rear of the home.

The applicant will comply with the recommendations of the Township Sewer and Water Departments.

Witness, Advart Patel, Licensed Professional Architect, was sworn by the Board Attorney and testified to the structure as being 5,000 sq. ft. and three stories. The access points, deck and floor plans were described to the Board.

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

Witness, Matthew Flynn, Licensed Professional Planner, was sworn by the Board Attorney and testified to the planning aspects and variances.

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

Property owner, Harkishan Aervadiya, was sworn by the Board Attorney and testified that he will be living in the home.

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

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

Approved.

Application No. 22:45, 199 New Road, LLC & 219 New Road, LLC, 199-219 New Road

Block: 770 Lots: 4 & 5 Zone: LIW-2, Preliminary and Final Site Plan 'A' Appeal/'C'/'D' Variance to construct two warehouses.

Motion to adjourn.