

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, APRIL 23, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce, 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: Mr. Joskowitz

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, Steven Schepis, requesting Application 24:38, Block: 764 Lot: 34 be carried to May 28, 2025, 7:30 PM at Parsippany High School without further notice and grants an extension of time for the Board to make decision on the case through June 30, 2025.

Approved.

**RESOLUTIONS**

Application 23:61, SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3 Zone: B-4 Preliminary and Final Site Plan w/'D' Variance to construct a second-story residential unit over an existing yoga studio. **Approval to dismiss application.**

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

Approved.

**AGENDA**

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. **Carried from April 2, 2025 for announcement of May 28, 2025 hearing date.**

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. **Carried from January 8, 2025**

Attorney, Joseph O'Neill, was present on behalf of the applicant.

Property owners, Jagdish & Hemangini Patel, were sworn by the Board Attorney and testified to the reasoning for the finished attic as being for their large collection of clothing, shoes, jewelry and other storage. A staircase will lead to the third floor, which will have electric for lighting only. Heating and air will not be installed. Two closets are proposed for clothing.

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

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

Mr. Mazarella made a motion to approve the application subject to a deed restriction that the attic will be used for storage only; second by Mr. Reddy.

Approved.

Application 24:74, Lonne & Paula Katz, 15 Colonial Terrace, Block: 759 Lot: 13 Zone: R-3 'C' Variance to construct a proposed open deck with stairs and legalize an existing open deck contrary to Sec. 430-10 I.

Property owners, Lonne & Paula Katz, were sworn by the Board Attorney and that because of their house type, they have to use two different sets of stairs to get outside to the rear yard.

The proposed deck will be accessed from a sliding door and provide access to the rear yard.

The deck to be legalized existed when the home was purchased.

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. Willans made a recommendation to approve the application.

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

Approved.

Application 24:79, Prakshkumar Patel, 104 Hillside Terrace, Block: 387 Lot: 6 Zone: R-3  
'C' Variance to construct additions; front landing & stairs; front walk; rear landing & stairs; air conditioning units on concrete pad and reconfigured driveway with expansion contrary to Sec. 430-35 Cols. 5 & 10 and Sec. 430-275. H.

Property owner, Prakshkumar Patel, was sworn by the Board Attorney and testified that more room is needed for his family and the home is in need of repairs due to leaks in the roof.

The application was carried to June 25, 2025 to give the applicant sufficient time to speak with the Township Engineer.

Application 25:15, Day Pitney, 8 Sylvan Way, Block: 202 Lot: 1.11 Zone: ROL  
'C' Variance to construct a wall sign.

Attorney, Nicole Magdziak, was present on behalf of the applicant for a sign that will consist of a logo and channel letters at a height higher than the ordinance permits.

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

Witness, John McDonough, Licensed Professional Planner, was sworn by the Board Attorney and testified to the positive and negative criteria and reviewed the requested variances as being for height whereas 25 ft. is permitted and 28 ft. is proposed, as well as internal illumination.

Exhibit A-1, Three Sheets of Aerial Images of the subject site and surrounding area from different views.

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. Willans made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application subject to the sign being turned off at 10:00 pm; second by Mr. Mazarella.

Approved.

Motion to adjourn.