

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

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

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

Absent: Mr. Mazarella, 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.

CORRESPONDENCE

Correspondence received from Joseph O'Neill, Attorney from Garofalo & O'Neill requesting Application 24:66, Trivedi, 13 North Beverwyck Road, Block: 611 Lot: 6 be carried to July 9, 2025 without further notice and grants the Board an extension of time to make decision on the application through July 31, 2025.

Approved.

RESOLUTIONS

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.

Mr. Berkowitz 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.

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

Approved.

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

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

Approved.

AGENDA

Application 24:35, Premkumar Ekkaladevi/Kavita Rani Ande, 5 Erica Way, Block: 734.06 Lot: 1
Zone: PRD-2 'C' Variance to construct an addition and roofed porch. **Dismissal of application due to failure to submit revised plans and lack of communication with the township regarding status of resubmission.**

Mr. Joskowitz made a motion to dismiss the application without prejudice; second by Mr. Reddy.

Approved

Application 25:02, Sudershan Reddy Vaddi, 100 Hillside Terrace, Block: 387 Lot: 5 Zone: R-3
'C' Variance to legalize a three seasons room addition; front, side & rear walks and concrete area; left side and rear concrete area; gazebo; paver patio & paver walk and 4.5 ft. high wall contrary to Sec. 430-35 Cols. 8 & 13; Sec. 430-11. A. Wall; Sec. 430-11. A. Fence; Sec. 430-275. H. and Sec. 430-275. X.

Property owner, Sudershan Reddy Vaddi, was sworn by the Board Attorney and testified that water runs into his basement and was given advice from a neighbor to install walks not knowing a permit was necessary.

The three seasons room and gazebo were kits that he constructed, and the retaining wall is to hold back the soil from running down when it rains.

The applicant agreed to comply with the recommendations of the Township Engineer.

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 motion to approve the application; second by Mr. Berkowitz.

Approved: Berkowitz, DeCroce, Peddi, Quinn, Reddy, Gragnani

Abstain: Joskowitz

Application 25:03, Dean Marra, 62 Upper Rainbow Trail, Block: 117 Lot: 29 Zone: R-3
'C' Variance to legalize a patio contrary to Sec. 430-35 Cols. 9 & 13. **Application carried to July 9, 2025 with publication only and grants the Board an extension of time to make decision on the case.**

Mr. Joskowitz made a motion to carry; second by Mr. Reddy.

Approved.

Application 25:11, Charles Turner, 86 Hiawatha Boulevard; Block: 518 Lot: 17 Zone: R-4
'C' Variance to construct a new two-story, single-family dwelling with covered porch and patio contrary to Sec. 430-10 F. & Sec. 430-35 Cols. 4 & 10.

Property owner, Angeline Lopez and Jimmy Parikh, Licensed Professional Architect, were sworn by the Board Attorney.

The applicant lives by the Rockaway River and has had issues with flooding during storms leaving the existing home in need of repairs.

Bob DiBenedetto, 13 Chesapeake Avenue, made a statement regarding his concerns over drainage.

The application was carried to July 23, 2025 without further notice and with necessary extensions to give the applicant time to speak with the Township Engineer.

Application No. 23:27, 328 Kingston, LLC, 328 Kingston Road, Block: 211 Lot: 11 Zone: R-4
'D' Variance for a three-family dwelling.

Attorney, Ursala Leo, present on behalf of the applicant for multi-family dwelling.

Witness, Mike Fisher, Licensed Professional Engineer, was sworn by the Board Attorney and presented Exhibit A-1, Site Plan, to describe the existing conditions to the Board.

Exhibit A-2, Architectural Plan.

The plans illustrate a first floor three-bedroom apartment with a two-bedroom apartment on the second floor, and a proposed one-bedroom unit in the basement.

Necessary variances are for the existing fence, shed, parking and Use.

The lease for each tenant will restrict each unit to a certain number of parking spaces as four spaces are proposed.

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

Application carried to August 6, 2025 without further notice and with required extensions.

Application 25:01, Family Adventures Parsippany, LLC, 808 Route 46, Block: 698 Lot: 15.2 Zone: B-1, 'C' Variance to construct signage.

Attorney, Joseph O'Neill, was present on behalf of the applicant to construct a wall sign and install a sign in an existing freestanding sign for tenant Urban Air.

Mr. Joskowitz recused himself.

Witness, Thomas Schneider, Sign Representative, was sworn by the Board Attorney and testified to the necessary variances as being for height and area for the wall sign.

The application was amended to include a variance for the neon green in the sign.

The face will be replaced on the freestanding sign.

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 motion to approve the application; second by Mr. Quinn.

Approved.

Application 24:66, Trivedi, 13 North Beverwyck Road, Block: 611 Lot: 6 Zone: B-5
'D' Variance to convert the lower level of a mixed use building into two apartments.

Motion to adjourn.