

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MAY 21, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Mazarella, Mr. Reddy, Mr. Willans, Ms. Gragnani

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

Absent: Ms. DeCroce Mr. Joskowitz, Mr. Peddi, Mr. Quinn

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 Dave & Tess Lewis, 30 Battleridge Road, Block: 15.7 Lot: 11 requesting Application 24:48 be carried to July 23, 2025 without further notice and grant the Board all necessary extensions to make decision on application through July 31, 2025.

Approved.

RESOLUTIONS

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.

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

Approved.

AGENDA

Application 25:22, Dharmesh & Avani Desai, 39 Pitt Road, Block: 422 Lot: 2 Zone: R-3

'C' Variance to construct a shed contrary to Sec. 430-10. C. (side & rear yards) and Sec. 430-35 Col. 10.

Property owners, Dharmesh & Avani Desai, were sworn by the Board Attorney and testified that an existing shed had to be removed due to disrepair. The applicant agreed to place the shed 6 ft. from the side and rear property lines.

A condition of approval is to address their major soil moving permit from previous work performed, as well as the minor soil moving permit for the current application.

The applicant agreed to the conditions of the Township Engineer.

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

Leona Hopkins, 25 Pitt Road, asked about the shed height.

Ian Hopkins, 25 Pitt Road asked where the shed would be placed.

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

Leona Hopkins, 25 Pitt Road, spoke in opposition of the application.

The application was carried to August 6, 2025 to give the applicant time to perfect the plans for the retaining wall and soil moving permit.

Application 25:21, Diane Huang, 12 Renault Drive, Block: 751 Lot: 3 Zone: R-2

'C' Variance to construct a one-story addition and second-story addition contrary to Sec. 430-35 Col. 10.

Property owners, Diane Huang & Jason Lei, were sworn by the Board Attorney and testified that they are in-need of additional space and will comply with the conditions 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 recommendation to approve the application.

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

Approved.

Application 25:13, Robyn & Joe Carson, 7 Brentwood Drive, Block: 168 Lot: 55 Zone: R-3
'C' Variance to construct an in-ground pool with coping, paver pool patio and pool equipment
contrary to Sec. 430-35 Col. 13.

Property owners, Robyn & Joe Carson, were sworn by the Board Attorney and testified that the
property is a corner lot and they would like to improve their outdoor space to be able to
exercise and entertain.

The applicants agreed to comply with the memo 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. Willans made a recommendation to approve the application.

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

Approved.

Application 25:14, Gregory & Allison Sopko-Conti, 10 Normandy Drive, Block: 741 Lot: 52 Zone:
R-2, 'C' Variance to construct an open deck with stairs contrary to Sec. 430-10 I. & Sec. 430-35
Col. 13.

Property owners, Gregory Conti & Allison Sopko-Conti, were sworn by the Board Attorney and
testified that they would like to construct a deck in their rear yard to enjoy the outdoors and
entertain.

Water will be able to flow through the deck and beneath.

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 25:17, Nakul Kasadwala; 8 ½ Roosevelt Avenue, Block: 608 Lot: 21.1 Zone: R-4

'C' Variance to construct a new two-story single-family dwelling; covered porch; second story open deck (no stairs) (above lower deck) and first story open deck with stairs and concrete pad contrary to Sec. 430-35 Cols. 3 & 10 and Sec. 430-10 I.

Property owner, Nakul Kasadwala, was sworn by the Board Attorney and testified that the property is currently vacant, has a narrow lot width without ability to purchase land from the adjoining lots.

The basement and attic will be unfinished and used for storage only.

The applicant agreed to revise the plans to add a door to the attic.

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 recommendation to approve the application.

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

Approved.

Application 25:08, Jayesh & Alpa Patel, 250 Allentown Road, Block: 273 Lot: 1 Zone: R-4
'C' Variance to construct a two-story addition; covered porch; covered deck with stairs (2 sets); front stairs & front walk contrary to Sec. 430-10 I. & Sec. 430-35 Col. 10.

Property owner, Jayesh Patel and Jimmy Parikh, Licensed Professional Architect, were sworn by the Board Attorney and testified that he is a long-time resident of the township and has a growing family and is in-need of additional living space.

The home will not have a second kitchen.

Exhibit A-1, 7 Sheets, Rendering of Finished Home was presented and described.

The applicant agreed to comply with the memo 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 recommendation to approve the application.

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

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 March 5, 2025**

Motion to adjourn.