

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 11, 2025 at 7:30 P.M.**

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

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

Absent: 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.

**RESOLUTIONS**

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.

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

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.

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

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.

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

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.

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

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.

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

Approved.

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

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

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 March 19, 2025**

Property owner, Mouhammed Zarir and Mr. Koniag, Licensed Professional Architect, were sworn by the Board Attorney.

The Witness testified to the removal of a second kitchen from the plans.

Witness, Kevin Robine, Licensed Professional Engineer was sworn by the Board Attorney and testified that they met with the Town Engineer who approved their stormwater management plan.

The application was amended to include a variance for impervious coverage, side setback and third story, which is due to the home being elevated.

The applicant agreed to make changes to the façade at the front of the home.

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. Joskowitz made a recommendation to approve the application.

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

Approved.

Application 25:05, Sam Masone, 18 Cherokee Avenue, Block: 551 Lot: 22 Zone: R-4  
'C' Variance to park a commercial vehicle on existing driveway (a business is not being proposed at the residential property) contrary to Sec. 430-25 A. & B.

**Carried from April 7, 2025**

Property owner, Sam Masone, was sworn by the Board Attorney and testified that he would like to continue to park his work vehicle in his driveway as he has for the last 22 years. A neighbor down the road had made a complaint about his vehicle, because somebody made a complaint about that neighbor's commercial vehicles and overgrown lawn.

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 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.

**Carried from March 5, 2025**

Attorney, Steve Tombalakian was present on behalf of the application for the continuation of the application.

Witness, Henry Knave, Property owner, was sworn by the Board Attorney and testified that the location will be a truck dealership. Operations include sales and repairs.

A limited number of new and used vehicles will be on site for sale. 16 bays are proposed for repair and will hold one vehicle per bay.

With 20-25 employees, hours of operation will be 7:00 am-5:00 pm Monday through Friday, Saturdays 7:00 am-12:00 pm.

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

Inez Gervasio, Intervale Road, asked about the used truck storage.

Witness, Josh Tiner, Licensed Professional Engineer, previously sworn presented Exhibit A-2, Colorized Site Layout.

The witness testified to the changes made since the last hearing as being the elimination of the driveway access from Intervale Road; additional plantings; reduction in fence height and relocation of the trash enclosure.

The applicant agreed to work with the Township Forester on plantings.

Site circulation was discussed. Lit signs will be turned off when the business closes.

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

Inez Gervasio, Intervale Road, asked about building height.

The Board to a five-minute break then reconvened.

The applicant agreed to have a LSRP member on site during excavation.

Witness, Doug Polyniak, Licensed Professional Traffic Engineer, was sworn by the Board Engineer and testified to the traffic analysis study.

A total of 100 parking spaces are proposed with a credit for two due to the proposed EV spaces.

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

Witness, John Taikinta, Licensed Professional Planner, was sworn by the Board Attorney and testified to the requested variance and positive and negative criteria.

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.

31 Oakland voiced concerns about traffic.

Resident, 35 Lake Drive, voiced concerns about traffic.

Application was carried to August 6, 2025.

Motion to adjourn.