

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 25, 2025 at 7:30 P.M.**

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

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

Absent: Mazzarella, Peddi, 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 Bill Lutz requesting Application 25:04 be carried from June 25, 2025 to September 10, 2025 without further notice, with publication in the Daily Record and grant the board an extension of time to make decision on the application.

Approved.

**RESOLUTIONS**

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.

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

Approved.

Application No. 24:65, ISSO, 1699 Route 46, Block: 725 Lot: 8, 9, 10 Zone: O-3  
Minor Site Plan w/ D Variance to construct an outdoor playground area.

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

Approved.

### **AGENDA**

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. **Carried from April 23, 2025**

Property owner, Prakshkumar Patel, was sworn by the Board Attorney and testified that the existing home is a ranch where he and his family live. The roof leaks, windows are cracked, the driveway is broken and water from Greenhill Road flows into the basement.

The proposed will include two new bedrooms.

The applicant met with the township engineer and understands that he must meet stormwater management requirements.

Exhibit A-1, 10 Pictures of the current condition of the home were presented to the Board.

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. Vaddi, 100 Hillside Terrace, spoke in support 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 25:04, Gina Simmons, 20 Upper Rainbow Trail, Block: 117 Lot: 12 Zone: R-3  
'C' Variance to construct first floor additions; second floor addition; covered front porch with front stairs; second floor covered deck (balcony) over first floor deck; front walk expansion and A/C unit on a concrete pad contrary to Sec. 430-35 Cols. 5, 8, 10 & 13.

Application 24:16, Joseph Caccavale, 3 East Brooklawn Drive, Block: 199 Lot: 44 Zone: R-3  
C Variance to construct an inground pool and coping; pool patio and pool equipment on a concrete pad contrary to Sec. 430-35 Col. 13.

Property owner, Joseph Caccavale, was sworn by the Board Attorney and testified that he would like to install a pool for his family's enjoyment.

The applicant will 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 Reddy.

Approved.

Application 24:73, Ramamohan Bommareddy, 77 North Beverwyck Road, Block: 601 Lots: 3 & 4 Zone: B-5, Preliminary and Final Major Site Plan w/ "C/D" Variance to construct residential units over commercial use and install a driveway. **Carried from April 9, 2025**

Attorney, Jason Rittie, was present on behalf of the application.

Required variances are for accessory use to a principal use; front yard setback; building coverage; impervious coverage; off street parking; lighting and awning signage.

Witness; Adam Kandil, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the existing conditions.

The second story addition will bring the building height to 27.46 ft. though no additional building coverage is proposed. Also proposed are four parking spaces, three parallel and one at the rear of the building which will be dedicated to the residential units only. Additionally, tenants will either have to back in or out of the driveway as there is not enough room for vehicles to turn around.

Residents will be responsible to take their trash cans to the curb and back.

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

Witness, Ramamohan Bommareddy, was sworn by the Board attorney and testified that he owned the property since 2014 and currently does not have a tenant.

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

The Board took a five-minute break then reconvened.

Application carried to October 29, 2025 without further notice and with required extensions to give the applicant time to work on the concerns of the Board.

Motion to adjourn.