

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 9, 2025 at 7:30 P.M.**

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

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 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.

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

Approved.

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

Ms. De Croce made a motion to approve the resolution to withdraw the application; second by Mr. Reddy.

Approved.

AGENDA

Application 25:19, Alberto & Kim Lijo, 33 Schuyler Street, Block: 723 Lot: 4 Zone: R-3

'C' Variance to construct an in-ground pool; patio around pool & pool equipment on a concrete pad contrary to Sec. 430-35 Col. 13.

Property owners, Kim & Albert Lijo, were sworn by the Board Attorney and testified that Mr. Lijo has contracted health issues and would like to install a pool for therapeutic reasons. It will also allow for entertaining family and friends, due to the inability of Mr. Lijo to travel.

A shed and concrete pad will be removed to bring down the coverage. Another concrete pad will house the pool equipment.

The applicant agreed to comply with the memo of the Town Engineer and has spoken with surrounding neighbors about the project.

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 25:23, Antigoni Serghisou, 58 Seasons Glen Drive, Block: 14 Lot: 17.65 Zone: AHD-2
'C' Variance to construct an open deck with two landings and two sets of stairs contrary to Sec. 430-10. I. & Sec. 430-35 Col. 13.

Property owner, Anigoni Serghisou, was sworn by the Board Attorney and testified that she would like to construct a deck for access to the back yard and entertaining of family of friends.

The application was carried to August 6, 2025 to give the applicant time to speak with the Town Engineer.

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. **Carried from May 7, 2025.**

Property owner, Dean Marra, was sworn by the Board Attorney and testified that he had not received the Town Engineer report.

The application was carried to October 8, 2025 to give the applicant time to speak with the Town Engineer.

Application 25:20, Jigar Pithwa, 359 North Beverwyck Road, Block: 484 Lot: 1 Zone: R-3

'C' Variance to construct a one-story foyer addition; two-story addition at rear; second-story addition over existing one-story; covered entrance with overhang element to office entrance; one-story covered porch to main dwelling; front stairs; air conditioning unit on concrete pad & driveway (replacement) contrary to Sec. 430-35 Cols. 10 & 13.

Property owner, Jigar Pitwa, and Mr. Parikh, Licensed Professional Architect, were sworn by the Board Attorney and testified that a larger home is necessary due to his parents moving into his house.

The proposed elevator is for his elderly parents to have access to the different levels in the home. The physical therapy use will continue.

Exhibit A-1, 5 Sheets of Renderings of the proposed home.

Due to the expansion of the office, the application is in need of a 'D' variance and must be noticed as such.

The application carried to October 29, 2025.

Application 25:18, Chick-fil-A, 1180 Route 46, Block: 715 Lot: 11.1 Zone: B-2
'C' Variance to construct a freestanding sign.

Attorney, Joseph O'Neill, was present on behalf of the applicant. The legal notice publication was printed in the incorrect paper, therefore the application was carried to July 23, 2025.

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

Carried from May 7, 2025

Due to witness availability, the application carried to October 8, 2025 without further notice and with required extensions.

Motion to adjourn.