

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 23, 2025 at 7:30 P.M.**

Members Present: 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: Mr. Berkowitz

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 attorney Mike Rubin requesting Application 22:45 be carried to November 5, 2025 without further notice and grants an extension of time for the Board to make decision on the case through November 30, 2025.

Approved.

**RESOLUTION**

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.

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

Approved.

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.

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

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.

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

Approved.

### **AGENDA**

Application 25:12 Taylor Dickerson & Brian Lowle, 16 Hilsinger Road, Block: 90 Lot: 8 Zone: R-3  
'C' Variance to construct a covered porch; second-story addition and open deck with stairs  
contrary to Sec. 430-35 Col. 4.

Property owner, Taylor Dickerson, was sworn by the Board Attorney and testified that her  
family has expanded with the birth of her first child. They would like to construct a second-  
floor addition for the expanding family and the proposed porch replaces the existing porch  
which the second-floor addition replaces.

The deck is for fresh air, family bbq's and entertaining of family and friends.

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 Ms. De Croce.

Approved.

Application 25:28, Mohit Mehta, 569 Allentown Road, Block: 253 Lot: 13.01 Zone: R-4  
'C' Variance to legalize an air conditioning unit on a pad contrary to Sec. 430-35 Col. 8.

Property owner, Mohit Mehta, was sworn by the Board Attorney and testified that he is  
replacing his A/C unit with a new one on the existing concrete pad.

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. Joskowitz.

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 May 21, 2025**

Property owner, Tess Lewis, was sworn by the Board Attorney and testified that she hired an attorney who is on vacation.

The attorney she hired is Dennis Driscoll, but an engineer has not been hired as requested by the Board in March.

Attorney, Kate Coffey, was present on behalf of the opposition.

The application was carried to September 10, 2025 – 7:30 pm without further notice and with extensions granted.

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. **Carried from May 7, 2025**

Property owner, Charles Turner, and Abhi Parikh, Licensed Professional Architect, were sworn by the Board Attorney and testified that the plans have been revised to eliminate variances, though variances are still necessary for setbacks and building coverage.

The home must be elevated due to being in a flood zone which increases the building coverage by 20 sq. ft.

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. Mazzarella.

Approved.

Application 25:18, Chick-fil-A, 1180 Route 46, Block: 715 Lot: 11.1 Zone: B-2  
'C' Variance to construct a freestanding sign. **Carried from July 9, 2025**

Attorney, Joseph O'Neill, was present on behalf of the applicant to relocate a sign.

The sign is proposed at to be 15 ft. in height. Additional wayfinding signs will not contain the applicant's identification therefore, cannot be considered directional signs.

Witness, Vincent Kelly, Licensed Professional Engineer, was sworn by the Board Attorney and testified that he did not have additional information to provide.

While variances are no longer necessary, the application was approved to amend the site plan

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 22:45, 199 New Road, LLC & 219 New Road LLC, 199-219 New Road, Block: 770  
Lots: 4 & 5 Zone: LIW-2, Preliminary and Final Site Plan w/ C/D Variance to construct two  
warehouses.

Motion to adjourn.