

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 10, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Mazarella,  
Mr. Peddi, Mr. Quinn, Mr. Reddy, Mr. Willans, Mr. Kaplan

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.

**CORRESPONDENCE**

Correspondence received from Ursula Leo of Laddey Clark & Ryan LLP requesting Application 23:27, 328 Kingston, LLC, Block: 211 Lot: 11 be carried from July 10, 2024 to October 9, 2024 without further notice and grants an extension for the Board to make decision on the case.

Correspondence received from John Horan of Horan & Aronowitz, LLP requesting Application 23:61, SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3 be carried from July 10, 2024 to December 4, 2024 without further notice and grants an extension for the Board to make decision on the case.

Correspondence received from Joseph O'Neill of Garofalo & O'Neill requesting a 90 day extension of the September 13, 2023 approval of Application 22:76, Corigliano, 30 Intervale Road, Block: 448 Lot: 15.

**APPROVAL MEETING SCHEDULE**

2025 Calendar of Meetings

**RESOLUTIONS**

Application 24:19, Jason Bulaclac, 8 Citroen Way, Block: 750 Lot: 7 Zone: R-2  
'C' Variance to construct a shed on a stone pad with wood boarder and roof structure over an existing deck contrary to Sec. 430-10 I. & Sec. 430-35 Cols. 10 & 13.

Application 24:14, Paul Martino, 1181 Knoll Road, Block: 495 Lot: 2.01 Zone: R-1  
'C' Variance construction of a patio with trellis; roofed/covered loggia; pool house & stair(s)  
contrary to Sec. 430-13 B. (1); 430-35 Col. 13.

Application 24:21, Shaun Wellman, 4 Vail Road, Block: 567 Lot: 1 Zone: R-4  
'C' Variance to install a 5 ft. fence (4 ft. high solid with 1 ft. high lattice) contrary to Sec. 430-11.  
A. & B.

Application No. 24:02, Hitendra Pandya, 511 Lake Shore Drive, Block: 329 Lot: 5 Zone: R-4  
'C' Variance to construct a balcony and shed.

Application No. 24:11, HDR Holdings, LLC, 1295 Route 46, Block: 729 Lot: 1 Zone: O-3  
Preliminary and Final Major Site Plan w/ "C/D" Variance for a restaurant & signs.

Application No. 23:62, Enver Mansur, 506 Parsippany Boulevard, Block: 423.1 Lot: 12  
Zone: R-3, 'C' Variance to legalize a third-story habitable attic contrary to Sec. 430-35 Col. 11 &  
Sec. 430-8.

#### **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.

Application 24:06, Jasbir Singh, 8 Homer Street, Block: 405 Lot: 4 Zone: R-3  
'C' Variance to construct a new two-story, single family dwelling with roofed front entranceway  
& open deck with stairs contrary to Sec. 430-10 I.; 430-35 Cols. 10 & 13.

Application 23:61, SRI Lakshmi, Inc., 156 Halsey Road, Block: 325 Lot: 3 Zone: B-4  
Preliminary and Final Site Plan w/'D' Variance to construct a second-story residential unit over  
an existing yoga studio.

Application 23:27, 328 Kingston, LLC, 328 Kingston Road, Block: 211 Lot: 11 Zone: R-4  
'D' Variance to convert an existing two-family dwelling into a three-family dwelling.

#### **CLOSED SESSION:**

**WHEREAS**, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the  
exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, the Township of Parsippany-Troy Hills Board of Adjustment is of the  
opinion that such circumstances presently exist; and

**WHEREAS**, the Township of Parsippany-Troy Hills Board of Adjustment wishes to discuss: Attorney/Client Privilege regarding Pacific Outdoor vs. PTH BOA.

**AND, WHEREAS**, minutes will be kept, and once the matter involving the confidentiality of the above no longer requires confidentiality, the minutes can be made public.

**NOW, THEREFORE BE IT RESOLVED** by the Township of Parsippany-Troy Hills Board of Adjustment that the public be excluded from this meeting.