

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 11, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Mazzearella,  
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**

**NOMINATIONS FOR CHAIRPERSON**

Pledge of Allegiance

The meeting is open to the General Public.

**CORRESPONDENCE**

Correspondence received from Mouhammed Zarir, 24 Seminole Avenue, Block: 539 Lot: 9 requesting Application 24:16 be carried to December 4, 2024 due to working with an engineer for stormwater management.

**RESOLUTIONS**

Application 24:15, Martin Won, 22 Lawrence Road, Block: 289 Lot: 10 Zone: R-4  
'C' Variance to construct a new two-story, single-family dwelling with attached garage and open deck with stairs contrary to Sec. 430-35 Cols. 2, 3, 4, 8, 10 & 13; Sec. 430-10. I.

**AGENDA**

Application 24:44, Frank & Denise Pietropinto, 7 Manito Avenue, Block: 563 Lot: 9 Zone: R-4  
'C' Variance to install an air conditioning unit (replacement) contrary to Sec. 430-35 Col. 8.

Application 24:53, John Thomas, 62 Winterset Drive, Block: 14.02 Lot: 11 Zone: R-4  
'C' Variance to install an air conditioning unit with pad contrary to Sec. 430-35 Col. 8.

Application 24:54 Stewart Fried, 32 Beechwood Avenue, Block: 576 Lot: 4 Zone: R-4

'C' Variance to install an air conditioning unit with pad contrary to Sec. 430 Col. 8.

Application 24:39, Alfred Figueroa, 82 Beechwood Avenue, Block: 575 Lot: 17 Zone R-4

'C' Variance to install a shed (replace existing) and 6 ft. high fence contrary to Sec. 430-10. C. (shed side & rear yards), Sec. 430-10. I., Sec. 430-35 Cols. 10 & 13.

Application 24:24, Charlotte Hogan/Timothy McCall, 17 Hilsinger Road, Block: 91 Lot: 17 Zone: R-3, 'C' Variance to construct a two-story Addition and screened porch contrary to Sec. 430-35 Cols. 4 & 10.

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 July 10, 2024**

Application No. 24:47, Hmat Associates, Inc., 1100 Edwards Road, Block: 768 Lot: 3.01

Zone: LIW-2, Final Major Site Plan for approval of a parking lot and truck terminal.