

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 4, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Mazarella, 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.

**CORRESPONDENCE**

Correspondence received from Mouhammed Zarir, 24 Seminole Avenue, Block: 539 Lot: 9 requesting Application 24:16 be carried from December 4, 2024 to February 12, 2025 without further notice and grant the board an extension of time to make decision on the case through February 28, 2025. My engineer and architect are revising plans per the board's comments.

**RESOLUTIONS**

Application 24:40, Juanhuey Au, 63 Fairmount Road, Block: 357 Lot: 5 Zone: R-4  
'C' Variance to legalize an air conditioning unit contrary to Sec. 430-35 Col. 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.

**Carried from September 11, 2024**

Application 24:36, Michael Mui, 26 Ute Avenue, Block: 562 Lot: 16 Zone: R-4  
'C' Variance to construct a patio contrary to Sec. 430-35 Col. 13.

**Carried from October 9, 2024**

Application 24:58, United Methodist Church, 903 South Beverwyck Road, Block: 764 Lot: 35  
Zone: R-1RW, 'C' Variance to construct a freestanding sign.

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. **Carried from July 10, 2024**