

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 5, 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 No. 24:55, Lidiya & Yelena Binder, 4 Parkside Drive, Block: 763 Lot: 2 Zone: R-3  
'D' Variance for a two-family home. **Approval of dismissal of application for failure to appear.**

**AGENDA**

Application 24:68, Yalda Naibzada, 9 Minnehaha Boulevard, Block: 528 Lot: 14 Zone: R-4  
'C' Variance to construct a new two-story single-family dwelling with two covered porches and patio contrary to Sec. 430-35 Cols. 4 (Minnehaha Boulevard & Sioux Avenue), 9 (patio-rear yard) & 10.

Application 24:64, Marek Lezanski, 593 South Beverwyck Road, Block: 763 Lot: 9.02 Zone: R-2  
'C' Variance to construct a detached three car garage with second story storage area only contrary to Sec. 430-13. B. (1) and Sec. 430-35 Cols. 10 & 13.

Application 24:13, Jay OM, Inc., 3 Greenhill Road, Block: 391 Lot: 1 Zone: B-3  
Preliminary and Final Major Site Plan w/ C/D Variances to construct a mixed-use structure.

Application 24:38, Islamic Community Cultural Center, 879 South Beverwyck Road, Block: 764

Lot: 34 Zone: R1-RW, Preliminary & Final Site Plan w/ 'C'/'D' Variance to construction of a four-story, 29-unit housing facility. **Carried from January 8, 2025 for announcement of date and location of meeting.**