

**Meeting of The Township Of  
Parsippany-Troy Hills Board of Adjustment  
Wednesday, November 2, 2022 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzearella,  
Mr. Parikh, Mr. Reddy, Ms. Snyder, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner  
Chas Holloway, P.E., Board Engineer  
Peter J. King, Esq. 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 Gregg Trautmann of Trautmann and Associates dated October 27, 2022 requesting Application 22:48 be carried to February 15, 2023 without further notice and with all required extension through March 8, 2023.

**RESOLUTIONS**

Application 22:31, Sebastian Parco, 20 Arnold Drive, Block: 698 Lot: 67 Zone: R-3  
'C' Variance to install a 6 ft. high solid fence contrary to Sec. 430-11. A. & B.

Application 22:39, Calixtus Antony, 6 Upper Rainbow Trail, Block: 117 Lot: 6 Zone: R-3  
'C' Variance to construct a new two-story, single-family dwelling; proposed second story deck; necessary retaining walls; existing first story deck to remain; existing dock to remain contrary to Sec. 430-35 Cols. 2, 3, 4, 5, 6, 7, 8, 9, 10 & 13; Sec. 430-10 I.; Sec. 430-11. A.

Application 22:24, Mary Ellen Simpson, 14 Brentwood Drive, Block: 168 Lot: 58 Zone: R-3  
'C' Variance to legalize an existing firepit and shed contrary to Sec. 430-10. C. and Sec. 430-35 Col. 9.

Application 22:44, Bond Benton, 130 Fox Hill Road, Block: 107 Lot: 5 Zone: R-3  
'C' Variance to construct an open deck with stairs contrary to Sec. 430-35 Cols. 8 & 13.

Application 22:33, Phillip Dalo, 132 Rainbow Trail, Block: 112 Lot: 7 Zone: R-3  
'C' Variance to construct a shed on a foundation pad contrary to Sec. 430-35 Cols. 8 & 13.

Application 22:41, Kevin Long, 5 McClintock Place, Block: 76 Lot: 1 Zone: R-3  
'C' Variance to construct a shed; relocate a deck landing and stairs (deck previously approved); install a new driveway contrary to Sec. 430-35 Col. 4, Sec. 430-10. C., Sec. 430-275. X

Application 22:38, Akshaya Patel, 47 Rockaway Boulevard, Block: 552 Lot: 8 Zone: R-4  
'C' Variance to legalize a concrete patio & walks and construct walks contrary to Sec. 430-35 Col. 13.

### **Resolution to withdraw**

Application 21:66, C.A.C. Management Co, LLC, 5 Georgene Court, Block: 365 Lot: 9  
Zone: R-4, 'D' Variance to legalize a two-family home.

### **Resolution to withdraw**

### **AGENDA**

Application 22:27, John & Elizabeth Jimenez, 2 Larkspur Drive, Block: 698.4 Lot: 1 Zone R-3  
'C' Variance to construct a second story open deck with spiral staircase and legalize the following: one-story addition (shed); patio/outdoor kitchen/barbecue area with 3.7 ft. high retaining wall with trellis on top; sandbox for swing set; fire pit gravel area and two benches; 3.58 high walls contrary to Sec. 430-35 Col. 4 (fire pit), Col. 5 (addition), Col. 8 (benches, gravel, sandbox).

Application 22:40, Krunal Raval, 187 Lake Shore Drive, Block: 609 Lot: 1 Zone: R-4  
'C' Variance to construct a one-story addition with second story balcony above; one-story covered porch; reconfigure front landing and stairs; front walk; three bay windows and two air condition units contrary to Sec. 430-35 Col. 4 (Lincoln Avenue & Lake Shore Drive) and Sec. 430-10. F.

Application 22:48, Peter Celencevicius, 50 Aldine Road. Block: 340 Lot: 8 Zone: R-4  
'C' Variance to legalize a shed contrary to Sec. 430-10. C.

Application 22:37, 240 Littleton LLC, 240 Littleton Road, Block: 412 Lots: 8 & 9 Zone: O-1  
Preliminary and Final Site Plan/'C'/'D' Variance to construct a 3-story, multifamily residential building.