

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 5, 2025 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazzearella,
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.

RESOLUTION

AGENDA

Application 25:50, Henil Balsara, 44A Nokomis Avenue, Block: 532 Lot: 13 Zone: R-4
'C' Variance to legalize a shed contrary to Sec. 430-10. C.

Application 25:10, Ly Duong, 50 James Street, Block: 147 Lot: 3 Zone: R-3
'C' Variance to construct a two-story addition (left side); two-story addition (right side); covered front porch; second-story open deck with stairs; landing and stairs over patio (all under proposed second-story deck) contrary to Sec. 430-35 Cols. 4 & 10.

Application 25:61, Randolph DeLara, 42 Dacotah Avenue, Block: 533 Lot: 19 Zone: R-4
'C' Variance to legalize a front patio/entrance; front walk and stairs; driveway expansions & side landing and stairs contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

Application 22:45, 199 New Road, LLC & 219 New Road LLC, 199-219 New Road, Block: 770
Lots: 4 & 5 Zone: LIW-2, Preliminary and Final Site Plan w/ C/D Variance to construct two warehouses. **Carried from July 23, 2025**