

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 7, 2026 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce Mr. Joskowitz, Mr. Mazzarella, Ms. Neglia Mr. Reddy, 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 25:54, Anup & Archana Patel, 105 Leamoor Drive, Block: 206 Lot: 21 Zone: R-3 'C' Variance to construct a one-story addition; 2 two-story additions; a second-story addition over an existing one-story and 2 balconies contrary to Sec. 430-35 Cols. 4 & 10.

Application 25:60, Cosmo Builders, LLC, 213 Lake Shore Drive, Block: 596 Lot: 25 Zone: R-4 'C' Variance to construct a new single-family dwelling with attached garage and open deck with stairs contrary to Sec. 430-35 Col. 3 & 10 and Sec. 430-10 I.

AGENDA

Application 24:17, 750 Edwards Road, LLC, 750-760 Edwards Road, Block: 766 Lot: 6, 7, 8 & 9 Zone: AHD-4, Preliminary & Final Site Plan w/ 'C'/'D' Variance for landscaping & truck depot, storage of commercial vehicles, livestock, driveway access and a fence.

Application dismissed without prejudice

Application 25:29, Sebastien Gay, 3 Deauville Drive, Block: 753 Lot: 57 Zone: R-2 'C' Variance to construct a shed & patio contrary to Sec. 430-35 Cols. 10 & 13.

Carried from October 29, 2025

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.

Carried from November 5, 2025

Application 25:36, Sejal & Sachin Parikh, 37 Calumet Avenue, Block: 533 Lot: 7 Zone: R-4
'C' Variance to construct/legalize a shed (proposed) on existing concrete pad (legalize) and patio (proposed) contrary to Sec. 430-10. C. (shed – side & rear); Sec. 430-35 Col. 10 & Sec. 430-35 Col. 13. **Carried from November 5, 2025**

Application 25:56, Michael Gatuz, 11 Warrior Way, Block: 626 Lot: 10.05 Zone: R-3
'C' Variance to construct a detached garage with driveway expansion contrary to Sec. 430-35 Cols. 10 & 13.

Application No. 25:63, 1719 Route 10, LP, 1719 Route 10, Block: 200 Lot: 1 Zone: ROL
'D' Variance for personal services and recreational instruction.