

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MAY 6, 2026 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce, Mr. Joskowitz, Mr. Mazzarella,
Mr. Modi, Ms. Neglia, Mr. Prajapati, 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 26:10, Mohammad Hasan, 3 Graham Court, Block: 199 Lot: 8 Zone: R-3
'C' Variance to legalize driveway expansion contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

Application 26:04, Sam & Sapna Desai, 119 Minnehaha Boulevard, Block: 598 Lot: 15 Zone: R-4
'C' Variance to construct a one-story addition; concrete patio and stairs and concrete walk and stairs contrary to Sec. 430-10. C. & Sec. 430-35 Cols. 10 & 13.

Application 26:02, Purav Pandit, 15 Robert Street, Block: 731 Lot: 16 Zone R-2
'C' Variance to construct a two-story addition; porch; walkway with step & Patio and steps contrary to Sec. 430-35 Cols. 5, 10 & 13.

Application 25:65, Ninoska Fergusson, 540 Vail Road, Block: 458 Lot: 13 Zone R-3
'C' Variance to legalize a rear covered structure; shed; front walk; front patio; front pads; rear patios; rear pads; in-ground pool; pond and stone wall contrary to Sec. 430-10. C. & Sec. 430-35 Col. 8 (Side Yard-pool equipment & pad and paver patio); Sec. 430-35 Cols. 10 & 13.

Application 25.81, Pantagon Services, LLC, 354 Kingston Road, Block: 211 Lots: 15
Minor Site Plan w/ 'C'/'D' Variance for commercial use, overnight parking, curb island and 6 ft. solid fence in the front yard setback.

AGENDA

Application 25:40, Mark Tell, 18 Jefferson Avenue, Block: 598 Lot: 25 Zone: R-4
'C' Variance to legalize a shed contrary to Sec. 430-10. C. (side & rear yards); Sec. 430-10 I. and
Sec. 430-34 Cols. 10 & 13. **Carried from March 18, 2026**

Application 26:13, Rakesh Jani, 19 Madison Avenue, Block: 605 Lot: 9 Zone: R-4
'C' Variance to construct a new single-family dwelling with attached garage; roofed front porch;
shed; deck; patio and other site improvements contrary to Sec. 430-35 Cols. 3 & 10; Sec. 430-
275. X.