

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 16, 2026 at 7:30 P.M.**

Members Present: 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.

CORRESPONDENCE

2027 MEETING SCHEDULE

Approval of 2027 Meeting Schedule

RESOLUTIONS

Application 26:27, Robyn Falzarano, 233 Atlantic Drive, Block: 264 Lot: 2 Zone: R-4
'C' Variance to construct a patio contrary to Sec. 430-35 Cols. 9 & 13.

Application 26:30, Atul Chowatia, 5 Grantwood Road, Block: 236 Lot: 6 Zone: R-4
'C' Variance to legalize a 6 ft. high fence, (5 ft. high solid with 1 ft. high lattice) contrary to Sec. 430-11. A. & B.

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. Extension of Time.

AGENDA

Application 26:18, Sarandeep Dhillon, 61 Wingate Road, Block: 208 Lot: 29 Zone: R-3

'C' Variance to construct a one-story front addition, one-story rear addition and covered porch contrary to Sec. 430-35 Col. 4.

Application 26:29, Jayne Rymut, 56 Calumet Avenue, Block: 523 Lot: 19 Zone R-4

'C' Variance to construct a driveway contrary to Sec. 430-275. X.

Application 26:34, Hector Rojas, 32 Westminster Drive, Block: 741 Lot: 23 Zone: R-2

'C' Variance to construct a new two-story single-family dwelling with attached garage, front covered porch, inground pool, patio pavers, open deck and driveway contrary to Sec. Sec. 430-35 Cols. 2, 3, 10 & 13.

Application 26:35, Harikrishna Patel, 929 Lake Shore Drive, Block: 354 Lot: 1.01 Zone: R-4

'C' Variance to construct additions, front canopy/roofed porch, walks, rear stairs & A/C unit with pad contrary to Sec. 430-35 Col. 4 (corner lot Lake Shore Drive & Deerfield Road), Sec. 430-35 Cols. 5, 7, 10 & 13.

Application 26:22, Franciscan Sister of St. Elizabeth, 499 Park Road, Block: 166 Lots: 135.1 Zone: R-1, Preliminary & Final Major Site Plan w/ D Variance and Major Soil Moving Permit for construction of a new classroom.