

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 5, 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**

**RESOLUTIONS**

**AGENDA**

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 No. 25.71, Rubicon Partners, LLC, 2740 Route 10, Block: 19 Lots: 1 Zone: O-T  
Preliminary & Final Major Site Plan w/ 'C'/'D' Variance to construct a self-storage warehouse and outdoor boat & RV storage.