

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 21, 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

Correspondence received from Attorney, Joseph O'Neill requesting approved Application 20:45, Nakul Kasadwala, 130 Troy Road, Block: 726 Lot: 15 be extended for a period of one year to apply for permits.

RESOLUTIONS

Application 26:23, Lillian Diegidio, 34 Upper Rainbow Trail, Block: 117 Lot: 18 Zone: R-3.
'C' Variance to construct a second-story addition; one-story roofed porch, one-story window bay addition, one-story garage addition, driveway expansion, open deck with stairs & front walk contrary to Sec. 430-35 Cols. 4, 5, 6, 10 & 13, Sec. 430-275. X. & Sec. 430-430-10 I.

Application 26:43, Vipulkumar Vadher, 81 Farmingdale Road, Block: 250 Lot: 6.03 Zone: R-4
'C' Variance to construct a two-story addition with covered terrace, open deck with stairs, equipment pad & front walk.

Application No. 26:38, 3 Sylvan Way LLC, 3 Sylvan Way, Block: 202 Lot: 4.2 Zone: ROL
'C' Variance to install a wall sign.

AGENDA

Application 26:28, Ronaldo Santos, 9 Concord Way, Block: 15.1 Lot: 7 Zone: R-1M

'C' Variance to construct a two-story addition, driveway expansion and open deck(s) with stairs contrary to Sec. 430-35 Col. 4 (addition & deck), Sec. 430-35 Cols. 10 & 13 and Sec. 430 -10 I.

NOTE: Applicant proposes a second kitchen in the proposed addition. Plans do not reflect the creation of a two-family dwelling.

Application 26:48, Scott Walstedt, 670 South Beverwyck Road, Block: 762 Lot: 4 Zone R-3

'C' Variance to construct a one-story addition contrary to Sec. 430-35 Cols. 10 & 13.

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. **Carried from August 5, 2026**