

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 8, 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.

**CORRESPONDENCE**

Correspondence received from Prerna Trivedi requesting Application 24:66 be carried to October 7, 2026 without further notice and with extensions granted through October 30, 2026.

**RESOLUTIONS**

Application No. 26:14, Jyoti Shah, 58 Canton Road, Block: 262 Lot: 1 Zone: R-4  
'C' Variance to construct an addition contrary to Sec. 430-10. I., Sec. 430-35 Cols. 10 & 13.

Application 26:11, Dinesh & Gitaben Patel, 19 Belleville Road, Block: 242 Lot: 6 Zone: R-4  
'C' Variance to construct a new single-family dwelling; covered porch, shed and open deck and stairs contrary to Sec. 430-10. C.; Sec. 430-10 & Sec. 430-35 Col. 10.

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. **Resolution to dismiss**

**AGENDA**

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. Applicant is returning for discussion regarding the proposed walk-up stairs.

Application 26:12, Venkataramani Subbarayan, 10 Califon Road, Block: 369 Lot: 23 Zone: R-4

'C' Variance to construct a two-story rear addition; second story addition over existing first story & landing and stairs (replace/relocate) contrary to Sec. 430-35 Cols. 8, 10, 13 & Sec. 430-10 I. **Carried from June 3, 2026**

Application 26:09, Ly Duong, 50 James Street, Block: 147 Lot: 3 Zone: R-3

'C' Variance to construct two-story additions; patio and landing with stairs contrary to Sec. 430-35 Col. 4. **Carried from June 3, 2026**

Application 25:45, Luis Fernando Salazar Aldana, 118 Bridgeton Drive, Block: 294 Lot: 12.1 Zone: R-4 'C' Variance to legalize a rear covered patio (attached to dwelling); rear covered structure; shed; shed; rear pavers/patio; pavers (behind driveway); concrete area (around rear shed) contrary to Sec. 430-10. C. (shed side & rear yards); Sec. 430-35 Col. 8 (rear covered structure, rear pavers/patio & concrete area around shed); Sec. 430-35 Col. 9 (rear pavers/patio & concrete area around shed); Sec 430-35 Cols. 10 & 13.

**Carried from May 20, 2026**

Application 26:06, Craig Toron, 37 Westminister Drive, Block: 746 Lot: 46 Zone: R-2

'C' Variance to construct an open deck and stairs; install pavers around outdoor kitchen area and paver patio contrary to Sec. 430-35 Col. 13 (Applicant may wish to legalize existing swimming pool in side yard setback for 5.78 ft. whereas 6 ft. is required).

Application 24:66, Trivedi, 13 North Beverwyck Road, Block: 611 Lot: 6 Zone: B-5

D Variance convert the lower level of a mixed-use building into two apartments.

**Carried from May 20, 2026**

Application 25:84, David & Tess Lewis, 30 Battleridge Road, Block: 15.7 Lot: 11 Zone: R-1M

'C' Variance to legalize asphalt courts; shed (on existing asphalt courts), paver patio; open deck and stairs contrary to Sec. 10. C. (shed - side & rear yards); Sec. 430-10 I.; Sec. 430-35 Col. 8 (Asphalt courts & paver patio); Sec. 430-35 Col. 9 & Sec. 430-35 Col. 13.