

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, JULY 22, 2026 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. DeCroce, Mr. Joskowitz, Mr. Mazzearella,
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, regarding approved application 25:35, Vinayaka Ventures, LLC, 755 South Beverwyck Road, Block: 764 Lot: 28, Zone: R-3, 'D' Variance for commercial use in a residential zone and outdoor storage of vehicles & materials.

Correspondence received from Attorney, Joseph O'Neill, requesting Application 25:59, Urban Nest, LLC, 3676 Hill Road, Block: 137 Lot: 3.01 be carried to September 30, 2026 without further notice and with required extension through September 30, 2026.

RESOLUTIONS

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.

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.

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).

AGENDA

Application 26:19, Sandra Sheridan, 7 Madison Road, Block: 284 Lot: 8.1 Zone: R-4

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

Application 26:20, Jainil Pandya, 160 Allentown Road, Block: 276 Lot: 4 Zone: R-4

'C' Variance to construct a porch with balcony above contrary to Sec. 430-10. F.

Application 26:24, Manish Desai, 188 Camden Road, Block: 218 Lot: 16 Zone: R-4

'C' Variance to legalize a patio, sidewalk and concrete area contrary to Sec. 430-35 Cols. 8 & 13.

Application 26:16, Gary Margaritonda, 37 Fox Run, Block: 98 Lot: 18.09 Zone: R-3

'C' Variance to construct an open deck with two sets of stairs; landing and concrete pad contrary to Sec. 430-10 I. & Sec. 430-35 Col. 13

Application 25:59, Urban Nest, LLC, 3676 Hill Road, Block: 137 Lot: 3.01 Zone: B-2

Preliminary & Final Major Site Plan w/ C/D Variance to construct a four-story, 33-unit residential structure. **Carried from May 20, 2026**