

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 30, 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 Anand Dash requesting Application 25:84, 30 Battleridge, Block: 15.7 Lot: 11, be carried from September 30, 2026 to December 16, 2026 without further notice and with the grant of an extension through December 31, 2026 for the Board to make decision on the case.

Correspondence received from Attorney Michael Castore objecting to the current and continuous requests for an adjournment of the Lewis Application, 30 Battleridge Road, Block: 15.7 Lot: 11.

RESOLUTIONS

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. 430-35 Cols. 2, 3, 10 & 13.

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.

AGENDA

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.

Carried from July 8, 2026

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 July 22, 2026**