MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 4, 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 Michael Miceli, requesting Application 26:33 be carried to January 27, 2027 and grants the board of extension of time to make decision on the case through this date.

Correspondence received from Attorney Michael Piromalli requesting application 26:46 be carried to December 16, 2026 with notice and grants the board an extension of time to make decision on the case through this date.

RESOLUTIONS

AGENDA

Application 26:46, Quinn Rozanitis, 189 Park Road, Block: 166 Lot: 122 Zone: R-1
'C' Variance to construct a detached garage, covered pool/bar structure, driveway expansion, walks, pool and coping, pool patio, filter equipment & pad, retaining wall(s) & 4 ft. high fence(s) contrary to Sec. 430-35 Col. 13.

Application 26:47, Joshua Callahan, 136 Hiawatha Boulevard, Block: 518 Lot: 33 Zone: R-4
'C' Variance to construct an open deck with stairs and legalize an existing driveway contrary to Sec. 430-275. X. & Sec. 430-35 Col. 13.

Application 26:42, Parsippany Adult Daycare Center, LLC, 176 Route 46, Block: 693 Lot: 16 Zone: B-2, 'D' Variance for an expansion of use of an adult daycare center.

Application No. 26:33, McDonalds, 3111 Route 46, Block: 411 Lot: 30 Zone: B-1
Preliminary and Final Major Site Plan w/ "C/D" Variance, Major Soil Moving Permit for construction of a new restaurant with associated site improvements.