



AGENDA

BOARD OF ADJUSTMENT

THURSDAY, FEBRUARY 20, 2020

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF HANOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY WILL HOLD A REGULARLY SCHEDULED PUBLIC MEETING ON THURSDAY, FEBRUARY 20, 2020 AT THE MUNICIPAL BUILDING LOCATED AT 1000 ROUTE 10 WEST AND NORTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY, IN SAID TOWNSHIP AT 7:30 P.M.

THE FOLLOWING IS AN AGENDA FOR SAID MEETINGS AND FORMAL ACTION WILL BE TAKEN ON A PORTION OF THIS AGENDA. THE PUBLIC IS INVITED AND MAY ATTEND SAID MEETINGS SUBJECT TO THOSE AREAS OF CONSIDERATION DESIGNATED, IF ANY, FROM WHICH THE PUBLIC MAY BE EXCLUDED PURSUANT TO SECTION 7B & 8 OF THE LAWS OF 1975.

CONFERENCE ROOM "A" 7:00 PM

PUBLIC MEETING 7:30 P.M. IN THE MAIN MEETING ROOM

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTION TO BE MEMORIALIZED

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| 1) | CASE NO. | 1848 |
| | APPLICANT | JOAO AND ROSA BARBOSA |
| | OWNER | WILMINGTON SAVINGS FUND AS |
| | TRUSTEE FOR UPLAND MORTGAGE BY CARRINGTON MORTGAGE | |
| | LOCATION: | 189 PARSIPPANY ROAD |
| | | WHIPPANY |
| | BLOCK: 9303 | LOT: 1 |
| | | ZONE: R-40 |

Applicant proposed to abate the numerous current construction violations committed by a predecessor in title and bring the property into both zoning and construction compliance. Application approved with conditions January 16, 2020.

IV. MINUTES JANUARY 16, 2020

V. PUBLIC HEARINGS

- 1) **CASE NO.** 1849
APPLICANT M&M AUTOMOTIVE ELECTRONICS LLC
OWNER STATIONS, INC.
LOCATION: 56 RIDGEDALE AVENUE
CEDAR KNOLLS
BLOCK: 1204 **LOT:** 1 **ZONE:** R-10

Applicant is seeking an interpretation and clarifications to whether the board's approval of BOA Case #1383 in 1995 permitted overnight storage of up to 6 vehicles.
Case carried by letter to March 3, 2020.

Board decision due by: MARCH 17, 2020

- 2) **CASE NO.** 1660-R3
APPLICANT/OWNER 101 WHIPPANY ROAD LLC
LOCATION: 101 WHIPPANY RD.
WHIPPANY
BLOCK: 5801 **LOT:** 6 **ZONE:** R-25

APPLICANT IS SEEKING AND EXTENSION OF TIME for the preliminary and final site plan approval and "C" & "D" variances to expand previously approved Phase II building from 50,972 sf. to 54,025 sf. To convert 88 existing skilled nursing beds to assisted living/Alzheimer beds and to add another 43 beds for a total of 131 beds to be determined as 38 assisted living beds and 93 Alzheimer beds. Application approved with modifications and conditions February 6, 2018.

- 3) **CASE NO.** 1843
APPLICANT/OWNER ANN KELSEY
LOCATION: 59 PERRY STREET
WHIPPANY
BLOCK: 3502 **LOT:** 11 **ZONE:** R-10

Applicant is seeking variance relief in order to construct a 13' X 15 ' addition to the existing dwelling to include a laundry area and master bath.

Board decision due by: APRIL 2, 2020

- 4) **CASE NO.** 1782
APPLICANT/OWNER THE ROSE HOUSE
LOCATION: 290 CEDAR KNOLLS RD
CEDAR KNOLLS
BLOCK: 2501 **LOT:** 17 **ZONE:** R-10

Applicant is variances in order to install a shed, accessibility ramp, and an extension of the parking lot.

Board decision due by: MAY 20, 2020

VI. OTHER BUSINESS:

VII. ADJOURNMENT