

**AGENDA**

**BOARD OF ADJUSTMENT**

**THURSDAY, MARCH 21, 2019**

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, MARCH 21, 2019 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.

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**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**

- |    |                        |                               |
|----|------------------------|-------------------------------|
| 1) | <b>CASE NO.</b>        | 1792                          |
|    | <b>APPLICANT/OWNER</b> | Mar-Kids Properties Inc.      |
|    | <b>LOCATION:</b>       | 116 Whippany Road<br>Whippany |
|    | <b>BLOCK: 4402</b>     | <b>LOT: 6</b>                 |
|    |                        | <b>ZONE: R-25</b>             |

Applicant sought an extension of approvals for the following.  
Applicant sought "D" Variance approval to expand a non-conforming use. The existing structure is to remain and an addition of a one (1) story partial structure to existing residential portion and attached two (2) car garage at rear of existing structure. Applicant sought relief from sections 166-168 and 166-169. Application approved March 16, 2017. **EXTENSION OF TIME GRANTED UNTIL APRIL 20, 2020 ON FEBRUARY 21, 2019**

- |    |                        |  |
|----|------------------------|--|
| 2) | <b>CASE NO.</b>        | 1803   |
|    | <b>APPLICANT/OWNER</b> | DONALD C. GODFREY                            |
|    | <b>LOCATION:</b>       | 120 AND 122 RIDGEDALE AVENUE<br>CEDAR KNOLLS |
|    | <b>BLOCK: 1404</b>     | <b>LOT: 21</b>                               |
|    |                        | <b>ZONE: R-10</b>                            |

Applicant sought preliminary and final site plan, "C" & "D" variances and a certification of a nonconforming use/structure. Application approved with conditions July 20, 2017.

Applicant sought to amend approvals to expand the scope of allowable uses.

**AMENDED USE VARIANCE AND SITE PLAN APPROVAL GRANTED  
FEBRUARY 21, 2019**

- 3) **CASE NO.** 1827  
**APPLICANT** GAMAR, LLC  
**OWNER LOT 28** GAMAR, LLC  
**OWNER LOT 30** ANTHONY AND LOIS DECARO  
**LOCATION:** 299 WHIPPANY RD  
WHIPPANY  
**BLOCK:** 4701 **LOT:** 28&30 **ZONE:** R-15

Applicant sought to amend a previously approved Final Major Subdivision, together with approved bulk variances. Said approval is to be extended and amended to reflect a shortening of the constructed road development, resulting in a slight reconfiguration of the five (5), one (1) family residential lots established by the Major Subdivision.

**APPLICATION FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION  
AND VARIANCES GRANTED FEBRUARY 21, 2019.**

**IV. MINUTES** FEBRUARY 21, 2019

**V. PUBLIC HEARINGS**

- 1) **CASE NO.** 1837  
**APPLICANT/OWNER** JASON & LAUREN KAY  
**LOCATION:** 36 FORD HILL RD.  
WHIPPANY  
**BLOCK:** 4704 **LOT:** 19 **ZONE:** R-15

Applicant is seeking variance relief in order to replace the existing 3'x3' deck with a larger composite deck.

**Board decision due by: MAY 23, 2019**

- 2) **CASE NO.** 1835  
**APPLICANT/OWNER** IAN & PAMELA PROCTER  
**LOCATION:** 54 PARK AVE.  
WHIPPANY (MORRISTOWN)  
**BLOCK:** 5003 **LOT:** 2 **ZONE:** R-15

Applicant is seeking variance relief in order to construct an addition above the existing garage and den.

***Board decision due by: JUNE 13, 2019***

<b>3)</b>	<b>CASE NO.</b>	1838
	<b>APPLICANT</b>	MEDEXPRESS URGENT CARE – NORTHERN NEW JERSEY, P.C.
	<b>OWNER</b>	HANOVER RIDGEDALE LLC
	<b>LOCATION:</b>	118 E. HANOVER AVENUE CEDAR KNOLLS
	<b>BLOCK: 1702</b>	<b>LOT: 12.07</b> <b>ZONE: I-B3</b>

Applicant is seeking “C” variance relief in order to allow for the installation of one façade mounted building sign and the replacement of three existing façade mounted signs.

***Board decision due by: JUNE 15, 2019***

**VI. OTHER BUSINESS:** Adoption of Annual Report for 2018.

**VII. ADJOURNMENT**