



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**THURSDAY, JANUARY 20, 2022**

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 **BY WAY OF ZOOM WEBINAR ONLY ON JANUARY 20, 2022, AT 6:00 p.m.** The public may join by using one of the following:

Please click the link below to join the webinar:

<https://zoom.us/j/94060261514?pwd=SlAxb1BCRDVrdDRuK003YVVRUK3R2dz09>

Passcode: BOAJAN20

**BY DIAL IN** 1 312 626 6799 or 1 646 558 8656 or 1 301 715 8592 or 1 346 248 7799 or 1 669 900 9128 or  
1 253 215 8782

Webinar ID: 940 6026 1514

Passcode: 81932136

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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**PUBLIC MEETING 6:00 P.M. VIA ZOOM WEBINAR ONLY**

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| <b>I.</b>   | <b>STATEMENT OF COMPLIANCE</b>         | KIMBERLY BONGIORNO, LUA                      |
| <b>II.</b>  | <b>ROLL CALL</b>                       | KIMBERLY BONGIORNO, LUA                      |
| <b>III.</b> | <b>CORRESPONDENCE</b>                  | KIMBERLY BONGIORNO, LUA                      |
| 1.          | Letters of Re-Appointment/Appointments |  |
|             | Michael Alwell                         | Four (4) Year Term Ending 12/31/25           |
|             | John Corona                            | Four (4) Year Unexpired Term Ending 12/31/23 |
|             | Scott Bartell, Alt 1                   | Two (2) Year Unexpired Term Ending 12/31/22  |
|             | John Donaldson, Alt. 2                 | Two (2) Year Term Ending 12/31/22            |

**IV. REORGANIZATION**

1. ELECTION OF CHAIRPERSON
2. ELECTION OF VICE-CHAIRPERSON
3. RESOLUTIONS
  - a. Designation of Official Newspaper
  - b. Designation of Board Attorney
  - c. Appointment of Board Secretary
  - d. Adoption of Schedule of Meeting Dates for the Year 2022
  - e. Membership in the NJ Federation of Planning Officials for the Year 2022
  - f. Designation of Completeness Official

**REGULAR MEETING OF THE BOARD OF ADJUSTMENT CALLED TO ORDER**

**VI. RESOLUTION TO BE MEMORIALIZED**

- 1) **CASE NO.** 1689-R2  
**APPLICANT/OWNER** SETTIMO & THE THREE MUSKETEERS, INC.  
**LOCATION:** 64 SOUTH JEFFERSON RD., WHIPPANY  
**BLOCK:** 2602 **LOTS:** 1.01, 6 & 12 **ZONE:** I

Applicant is sought "C" & "D" Variance relief. The applicant had previously been granted site plan and variance approvals for the construction of a new E&S warehouse and distribution building back in 2009. The project was never constructed. The applicant is now seeking preliminary and final major site plan approvals for the development of an approximately 72,553 SF warehouse/distribution building on the subject property and other modifications, including a reduction in the square footage of the existing Building B and the removal of existing Building C. The total proposed square footage, if approved will be approximately 125,602 SF. The current plan differs from the project previously approved by the board in 2009. Application approved with conditions December 7, 2021.

**VII. MINUTES DECEMBER 7, 2021**

**VIII. PUBLIC HEARINGS**

- 1) **CASE NO.** 1869  
**APPLICANT/OWNER** JEFFREY & MICHELLE LUTTRELL  
**LOCATION:** 63 POPLAR DRIVE, MORRIS PLAINS (CEDAR KNOLLS)  
**BLOCK: 502 LOT: 3 ZONE: R-30**

Applicant is seeking a residential “C” variance for rear yard setback in order to remove and replace the existing deck boards and railings on the existing main deck, add a new roof over a portion of the existing main deck and the smaller deck will be removed and replaced with a new landing and stairs as well as a paver patio and hot tub.

Documents for this application can be viewed at the following link:

[https://drive.google.com/drive/folders/1WBvG4CupCvW1NVYFCmczFD\\_J-XTAmcS1](https://drive.google.com/drive/folders/1WBvG4CupCvW1NVYFCmczFD_J-XTAmcS1)

*Board decision due by: January 29, 2022*

- 2) **CASE NO.** 1865  
**APPLICANT** JOHN CARUSO BUILDERS, LLC  
**OWNER** MAR-KIDS PROPERTIES, INC  
**LOCATION:** 116 WHIPPANY ROAD, WHIPPANY  
**BLOCK: 4402 LOT: 6 ZONE: R-25**

Applicant is seeking to amend the allowable uses, hours of operation and signage to accommodate the applicants proposed construction office use. The applicant is proposing to stripe the parking lot and provide a handicap stall for a total of 6 parking spaces as well as 2 wall mounted lighting fixtures and planting of 8 trees.

Documents for this application can be viewed at the following link:

[https://drive.google.com/drive/folders/1hPIp5Av4AA2mtrbaBNTq-lfXlguZey\\_z?usp=sharing](https://drive.google.com/drive/folders/1hPIp5Av4AA2mtrbaBNTq-lfXlguZey_z?usp=sharing).

*Board decision due by: January 20, 2022*

**IX. ADJOURNMENT**