

Minutes of the Board of Adjustment of the
Township Of Hanover
JANUARY 16, 2020

**RE-ORGANIZATION MEETING 2020 FOLLOWED BY
PUBLIC MEETING 7:30 P.M. IN THE MAIN MEETING ROOM**

Chairman Stanziale called the Public Meeting to order at 7:31 PM and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly A. Bongiorno, LUA. took the roll call.

In attendance were Members: Alwell, Caruso, Fomchenko, Giorgio, Hingos, Neidhardt and Chairman Stanziale

Absent were Members: Donaldson and Walsh

Also present were Board Attorney Michael Sullivan, Township Planner Blais Brancheau and Township Engineer Gerardo Maceira, PE.

STATEMENT OF COMPLIANCE

ROLL CALL

CORRESPONDENCE

1. Letters of Re-Appointment/Appointments
James Neidhardt Four (4) Year Tern Ending 12/31/23
Richard Hingos Four (4) Year Tern Ending 12/31/23

Board Secretary Kimberly A. Bongiorno, LUA

- Read Reappointments into the record.

REORGANIZATION

1. ELECTION OF CHAIRPERSON

Attorney for the Board Michael Sullivan

- Election of Chairman; Mr. Stanziale nominated and elected Chairman for 2020.
- No other nominations for Charmian.
- After hearing none and seeing none, the nominations for Chairman were closed.

A motion was made to nominate Mr. Stanziale as Chairman; it was moved by Member Neidhardt and seconded by Member Hingos.

Members Alwell, Caruso, Fomchenko, Hingos, Neidhardt and Giorgio voted in favor of nominating Mr. Stanziale as Chairman.

Mr. Stanziale abstained.

2. ELECTION OF VICE-CHAIRPERSON

Attorney for the Board Michael Sullivan

- Election of Vice-Chairman; Mr. Walsh nominated and elected Vice-Chairman for 2020.
- No other nominations for Vice-Charmian.
- After hearing none and seeing none, the nominations for Vice-Chairman were closed.

A motion was made to nominate Mr. Walsh as Vice-Chairman; it was moved by Member Fomchenko and seconded by Member Alwell.

Members Alwell, Caruso, Fomchenko, Hingos, Neidhardt, Giorgio and Chairman Stanziale voted in favor of nominating Mr. Walsh as Vice-Chairman.

3. RESOLUTIONS

- a. Designation of Official Newspaper/Daily Record, Star Ledger and Hanover Eagle
- b. Designation of Board Attorney/Michael Sullivan
- c. Appointment of Board Secretary/ Kimberly A. Bongiorno, LUa
- d. Adoption of Schedule of Meeting Dates for the Year 2020
- e. Membership in the NJ Federation of Planning Officials for the Year 2020
- f. Designation of Completeness Officials/Kimberly Bongiorno, LUA, Blais Brancheau, PP and Gerardo Maceira, PE

A motion to approve all the resolutions done by consent agenda was moved by Member Fomchenko and seconded by Member Hingos.

- Existing sheds to be removed; 5 of them on the Northerly side as well as the second shed on the left side of the property.
- One shed will be left.
- Fence enclosing the pool to be replaced.
- 8ft. high fence will be replaced to eliminate that variance.
- There is a 1 car garage attached to the house.
- Looking to keep oversized shed to store yard equipment.

Exhibit A – 1

- 6 Photos printed by Mr. Meola, not taken by him.
- These are the listing photos available from the MLS.
- The gazebo will be enhanced to match the existing structure.
- Described the 2nd story addition built to the home.
- Proposing to raise the front of the house to level the height of the ceiling.

Exhibit A – 2

- It's 11" by 17" sheets showing proposed renovations.
- The whole front of the House will have now a second floor to address the inadequate ceiling height.
- The proposed renovations will not increase the footprint of the home.
- There will not be a third floor on the home; the dormer is a dummy dormer in the attic.
- The whole house will be a two story colonial home after the proposed improvements.
- Side yard variances needed were addressed.
- Addressed the combined side yard setback violation.
- The maximum improvement coverage was one of the variances that they were able to reduce but it's still needed for the rear yard setback.
- Went over the variances for the maximum building coverage for accessory building structures.
- Swimming pool variance still needed.
- 8ft. height fences will be torn down to install proposed compliant fences.
- Addressed the Township Planner's memo recommendations, and they will comply with all 3 of the township recommendations.
- Addressed qualifications of the variances for the Board.

Attorney for the Board Michael Sullivan

- Explained the vertical addition variances.

Fred Meola Professional Engineer & Professional Planner for the Applicant

- Not asking for a variance height, the home will not be above the 35 ft. allowed.
- Will be compliant with the height requirement and with the height to setback ratio.

Member Fomchenko

- Concerned about the location of the Gazebo and its footing.

Chairman Stanziale

- The applicant is building a nice home it would be nice to have a new gazebo that goes with the home.

Fred Meola Professional Engineer & Professional Planner for the Applicant

- The applicant will build a new gazebo in a conforming location.

Rosemary Stone-Dougherty, Attorney for the Applicant

- The applicant wishes to keep the current size of the gazebo but is willing to move it to a conforming location.

Attorney for the Board Michael Sullivan

- Clarified; the gazebo / shed will be removed and the applicant has agreed to build a new accessory structure with the same square footage at a conforming location.

Rosemary Stone-Dougherty, Attorney for the Applicant

- Client agrees to that.
- Applicant stipulates that will have all electric service, no plumbing or heating.

Fred Meola Professional Engineer & Professional Planner for the Applicant

- The applicant would have to take out permits

Rosemary Stone-Dougherty, Attorney for the Applicant

- Mr. Donlon is well aware of the home and the violations.
- The applicant will pull any required permits.

Chairman Stanziale

- Wants to make sure this property will be cleaned up and that the property maintenance violations will be addressed.

Open to the Public

After hearing none

After seeing none

Closed to the Public

Attorney for the Board Michael Sullivan

- Summarized conditions

A motion to approve this application with conditions was moved by member Fomchenko and seconded by member Alwell.

Members Alwell, Caruso, Fomchenko, Hingos, Neidhardt, Giorgio and Chairman Stanziale voted in favor of approving this application with conditions.

No meeting on February 4th 2020.

ADJOURNMENT

A motion to adjourn was made by member Fomchenko and seconded by Member Caruso all members present agreed and passed unanimously.

Meeting Adjourned at 8:31 P.M.

KIMBERLY A. BONGIORNO, LUA.
BOARD SECRETARY
BOARD OF ADJUSTMENT
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY