

Minutes of the Board of Adjustment of the
Township Of Hanover
February 20, 2020

Chairman Benjamin Stanziale, Jr. called the Work Session Meeting to order at 7:09 PM in Conference Room "A" 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: Caruso, Fomchenko, Giorgio, Hingos, Neidhardt, Walsh and Chairman Stanziale

Absent were Members: Alwell and Donaldson

Also present were: Attorney for the Board Michael Sullivan
Board Secretary Kimberly A. Bongiorno, LUA
Township Engineer Gerardo Maceira, P.E.
Township Planner Blais Brancheau, P.P.

Attorney for the Board Michael Sullivan

- Reviewed the agenda for the evening.
- Reviewed 101 Whippany Road's extension from 6/2020 to 6/2021.

PUBLIC BUSINESS

PUBLIC MEETING 7:30 PM IN THE MAIN MEETING ROOM

Chairman Stanziale called the Public Meeting to order at 7:32 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: Caruso, Fomchenko, Giorgio, Hingos, Neidhardt, Walsh and Chairman Stanziale

Absent were Members: Alwell and Donaldson

Also present were: Board Attorney Michael Sullivan
Board Secretary Kimberly A. Bongiorno, LUA
Township Planner Blais Brancheau, P.P.
Township Engineer Gerardo Maceira, P.E.

I. RESOLUTION TO BE MEMORIALIZED

- 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.

There were no questions, comments or corrections offered by Board Members.

A motion to approve the resolution as written was moved by Member Fomchenko and seconded by Member Hingos.

Members Caruso, Fomchenko, Hingos, Neidhardt, Giorgio and Chairman Stanziale voted in favor of approving the resolution as written.

II. MINUTES JANUARY 16, 2020

A motion to approve the Minutes from January 16th, 2020 with one typographical correction made was moved by member Hingos and seconded by Member Fomchenko.

Member Walsh abstained.

In voice all present voted in favor of approving the Minutes from January 16th, 2020 with one typographical correction made.

III. 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

Board Secretary Kimberly A. Bongiorno, LUA

- Read email in to the record.
- Case carried by E-mail to March 3rd, 2020 with extension granted until March 31st, 2020.

There were no questions, comments or corrections offered by Board Members.

A motion to carry this case by email to March 3rd, 2020 with extension of time granted until March 31, 2020 was moved by Member Walsh and seconded by Member Caruso.

In voice all present voted in favor to carry this case by email to March 3rd, 2020 with extension of time granted until March 21, 2020.

2)	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

Board Secretary Kimberly A. Bongiorno, LUA

- Read email in to the record.
- Case carried by E-mail to March 3rd, 2020 with notice required to be sent to one missed mailing.

A motion to carry this case by email to March 3rd, 2020 with notice to one missed mailing was moved by Member Walsh and seconded by Member Fomchenko.

In voice all present voted in favor to carry this case by email to March 3rd, 2020 with notice to one missed mailing.

3)	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.

Attorney for the Applicant Donna Erem

- Seeking one year extension to June 2021.
- Gave the reasons for requesting the extension of time.

Attorney for the Board Michael Sullivan

- Gave the board an overview of the extension of time request.

A motion to approve the extension of time request to June 2021 was moved by Member Walsh and seconded by Member Fomchenko.

Members Caruso, Fomchenko, Hingos, Neidhardt, Giorgio, Walsh and Chairman Stanziale voted in favor to approve the extension of time request to June 2021.

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

Member Walsh recused himself due to a conflict of interest.

Thomas Mitchell Executive Director for the Rose House & Anthony Facchino Engineer & Planner for the Applicant were sworn in by the Attorney for the Board Michael Sullivan.

Thomas Mitchell Executive Director for the Rose House

- 31 Bergen Avenue, Sussex, NJ

Anthony Facchino Engineer & Planner for the Applicant

- 54 Horse Hill Road, Cedar Knolls.
- All professional licenses are in good standing.

Township Engineer Gerardo Maceira P.E and Township Planer Blais Brancheau were sworn in by the Attorney for the Board Michael Sullivan.

Attorney for the Applicant Jonas Singer

Thomas Mitchell Executive Director for the Rose House

- Gave an overview of the functions of the Rose House
- Gave an overview of the facility's lay out.
- Discusses the staff on site and their different schedules.
- Discussed what visitors are on site.
- Explained the request of additional 5 parking spaces.
- Explained the need of a ramp for non-ambulatory resident.
- Discussed the need of a Shed for garbage storage.
- Building footprint will not be expanded.
- They have two vans and one car that are kept on site.

Member Neidhardt

- Questioned the changes needed for the non-ambulatory resident.
- Questioned why each resident has their own garage can rather than a dumpster.

Thomas Mitchell Executive Director for the Rose House

- Not able to have a dumpster because it would require more concrete area and take away from the parking spaces.
- Garbage cans are part of the independent living and learning to live independently.

Open to the Public

After hearing none

After seeing none

Closed to the Public

Anthony Facchino Engineer & Planner for the Applicant

Exhibit A – 1

- Aerial Photo of the existing conditions, dated 02/20/2020
- Describe what is surrounding the site.

Exhibit A – 2

- Explained the parking deficiency on the site and the need for additional parking spaces.
- Stated the number of additional parking spaces requested and what the total of parking spaces would be.
- Described the size for the Shed that would be use for garbage storage.
- Also requesting to have a small overhang over the steps to the basement to avoid flooding issues they've encountered in the past.
- Address the variances.
- Replaced 5 trees with a 1 to 1 replacement ratio.
- Reviewed the Township Engineer Review letter dated February 18th, 2020.
- Reviewed the Township Planner's Review letter dated February 13th, 2020.

Attorney for the Board Michael Sullivan

- Reviewed the items in the Township Planner's report that were agreed to.

Township Planner Blais Brancheau

- Discussed the existing trees on the property.

Anthony Facchino Engineer & Planner for the Applicant

- Addressed the requested variances
- Will shield the electrical panel/boxes with evergreens/foilage.

Open to the Public

After hearing none
After seeing none

Closed to the Public

Attorney for the Board Michael Sullivan

- Summarized the conditions

A motion to approve this application subject to conditions was moved by Member Neidhardt and seconded by Member Hingos.

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

IV. OTHER BUSINESS:

None

VII. ADJOURNMENT

A motion to adjourn the meeting was made by Member Neidhardt and it was seconded by Member Hingos. All present members in favor of adjournment

Meeting Adjourned at 8:30 P.M.

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