

Minutes of the Board of Adjustment of the  
Township Of Hanover  
May 20, 2021

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

**PUBLIC BUSINESS**

**I. STATEMENT BY PRESIDING OFFICER**

Chairman Stanziale called the Public Meeting to order at 6:02 PM By Way of a Zoom Webinar Only and read the Open Public Meetings Act into the record.

**II. ROLL CALL**

The Board Secretary, Kimberly Bongiorno, called the roll.

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

Absent were Members: Donaldson

Also present were: Attorney for the Board Michael Sullivan  
Board Secretary Kimberly A. Bongiorno, LUA  
Township Engineer David Leo  
Township Planner Blais Brancheau

**III. RESOLUTION TO BE MEMORIALIZED**

1)	<b>CASE NO.</b>	1859
	<b>APPLICANT/OWNER</b>	ALEX ASTASHKEVICH
	<b>LOCATION:</b>	15 CRESTVIEW TERR. WHIPPANY
	<b>BLOCK: 5407</b>	<b>LOT: 20</b>
		<b>ZONE: R-15</b>

Applicant sought "C" Variance relief for rear and front yard setbacks to construct a porch and a two-story addition over the existing driveway at the above-mentioned property. APPLICATION APPROVED WITH CONDITIONS APRIL 15, 2021.

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

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

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

<b>2)</b>	<b>CASE NO.</b>	1858
	<b>APPLICANT/OWNER</b>	JORGE AND DOLORES PEREIRA
	<b>LOCATION:</b>	92 MOUNTAIN AVE. CEDAR KNOLLS
	<b>BLOCK: 0908</b>	<b>LOT: 7</b>
		<b>ZONE: R-10</b>

Applicant sought “C” & “D” Variance approval to construct a new single-family home with related improvements on the above-mentioned property. The existing home is to be razed. APPLICATION APPROVED WITH CONDITIONS APRIL 15, 2021.

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

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

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

#### IV. MINUTES

APRIL 15, 2021

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

A motion to approve the Minutes of April 15, 2021, as written was moved by Member Fomchenko and seconded by Member Hingos.

In voice all present voted in favor of approving the Minutes of April 15, 2021, as written.

#### V. PUBLIC HEARINGS

<b>1)</b>	<b>CASE NO.</b>	1860
	<b>APPLICANT/OWNER</b>	EDWARD AND STELLA SAEGERS
	<b>LOCATION:</b>	17 HOWELL ST., WHIPPANY
	<b>BLOCK: 8101</b>	<b>LOT: 29</b>
		<b>ZONE: R-30</b>

Applicant is seeking “C” Variance Relief for improvement coverage as well as any and all other variances that may be required to install an inground pool, paver patio, fence, and seepage pit at the above-mentioned property.

Documents for this application can be viewed at the following link:  
[https://www.dropbox.com/sh/in6269qmyqv1a07/AAAxJqM5AU\\_9v7\\_78mTtt7sja?dl=0](https://www.dropbox.com/sh/in6269qmyqv1a07/AAAxJqM5AU_9v7_78mTtt7sja?dl=0)

***Board decision due by: JUNE 27, 2021***

Edward Saegers was sworn in by the Attorney for the Board Michael Sullivan

**Edward Saegers**

- 17 Howell Street, Whippany.
- Gave the Board a brief description of what he is proposing and the variance he is requesting.

**Attorney for the Board Michael Sullivan**

- Made the Board aware of what the ordinance allows for improvement coverage and what that improvement coverage would be if approved.

**Edward Saegers**

- Addressed Chairman Stanziale's questions regarding the shed and other improvements on the property.
- Addressed Member Alwell's question regarding exceptional hardship on the property.
- Gave the Board a description of the shrubs in the back of the property.
- Addressed Member Giorgio's question regarding the proposed pool size and the consolidation of patios.

**Member Neidhardt**

- It strictly comes down to a coverage issue.
- Commented on the consideration to the improvements already made on the property and that they were self-imposed.
- Suggested a solution could be to cut back on some of the other improvements.

**Edward Saegers**

- There is a lot of river rock in the property, that we want to get rid off and expressed his willingness to make some concessions.

Township Planner Blais Brancheau was sworn in by the Attorney for the Board Michael Sullivan

**Township Planner Blais Brancheau**

- Explained what rocks and gravel were included in the calculations and gave what the square footage is if those were removed.
- Explained further the purposed of the ordinance emphasizing that has to do with the suburban character of the community and maintaining green areas.
- Explained what he believes is creating issues and preventing the applicant from complying with the ordinance.

- Addressed Member Neidhardt's question.

**Township Engineer David Leo was sworn in by the Attorney for the Board Michael Sullivan**

**Attorney for the Board Michael Sullivan**

- Clarified for the applicant.
- Mr. Saegers you are not allowed to put the pool in because of the exceedance of the improvement coverage.
- The Board is trying to explore the removal of additional areas to bring you into conformity with the ordinance or close to it.

**Edward Saegers**

- Proposed to reduce the patio surrounding the pool to 3 feet.

**Township Engineer David Leo**

- Explained what the square footage number would be.

**Attorney for the Board Michael Sullivan**

- Suggested the applicant goes back and meets with his professionals to find a way to reduce the improvement coverage.
- Addressed Mr. Saegers question on how the process works to submitting new plans and the application process.

**Edward Saegers**

- My concern is the budget.

**Board Secretary Kimberly A. Bongiorno, LUA**

- Discussed a new hearing date with the applicant and they requested to be carried to July 15<sup>th</sup>, 2021

**Attorney for the Board Michael Sullivan**

- Summarized.
- Mr. Saegers you are requesting the Board carry this matter to July 15, 2021 at 6:00 PM.
- You will consent to an extension of time for the Board to act until that date, is that correct?

**Edward Saegers**

- Correct.

**Attorney for the Board Michael Sullivan**

- For any member of the public watching this the login information will be on the Township Website.

A motion to carry this case to July 15, 2021, with no further proof of notice required was moved by Member Alwell and seconded by Member Giorgio.

In voice all present voted in favor to carrying this case to July 15, 2021, with no further proof of notice required.

**VI. OTHER BUSINESS:**

None

**VII. ADJOURNMENT**

A motion to adjourn the meeting was made by Member Hingos and it was seconded by Member Neidhardt.

In voice all present voted in favor of adjourning the meeting.

Meeting Adjourned at 6:44 PM

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