







- In the table for the types of vehicles for Eagle Towing they changed it from two to three trailers to total the 14 vehicles that had been on the record.
- On page 7 they added a trailer to the table.
- On page 9 it was again the buffer averaging plan approval dependent on the DEP.
- The language was changed regarding the enclosure of the site.
- They changed item 17's language about the averaging plan.
- The deadline date was changed from November 1<sup>st</sup> to December 5<sup>th</sup>.
- Language was added there to allow the Board to extend the deadline.
- On Page 12 the date was changed again from May 1<sup>st</sup> to June 5<sup>th</sup>.
- On Page 13 language was added clarifying that they needed separate plans for each phase.
- On page 14 a typo was fixed.
- On page 15 the time frame for the COW storage was updated to be consistent with the other resolution.
- On page 16 item 10 they changed the transition averaging plan language just like they did in the COWs resolution.
- On page 18 item 17 the revisions are the same as they were in the COWs resolution.

A motion to approve the resolution on variances and site plan approval except for "D" variance for Eagle Towing and except for "D" variance for COWs of Morristown outdoor container storage set forth in separate resolutions was moved by Member Hingos and seconded by Member Caruso.

Members Caruso, Hingos, and Chairman Stanziale voted in favor of approving the resolution.

A motion to approve the resolution approving COWs of Morristown outdoor container storage was moved by Member Hingos and seconded by Member Caruso.

Members Caruso, Hingos, and Chairman Stanziale voted in favor of approving the resolution.

## **II. MINUTES – May 1, 2018**

A motion to approve the minutes as written was moved by Member Hingos and seconded by Member Caruso. There was a voice vote and all members present voted in favor. Member Walsh abstained from voting.

## **III. PUBLIC HEARINGS**

- |           |                        |  |
|-----------|------------------------|--|
| <b>1)</b> | <b>CASE NO.</b>        | 1822   |
|           | <b>APPLICANT/OWNER</b> | JOHN AND JULIE VALES                         |
|           | <b>LOCATION:</b>       | 29 GAIL ROAD<br>CEDAR KNOLLS (MORRIS PLAINS) |
|           | <b>BLOCK: 302</b>      | <b>LOT: 19</b>                               |
|           |                        | <b>ZONE: R-25</b>                            |

**Board decision due by: JUNE 28, 2018**

Applicant is seeking “C” variance relief in order to construct a second floor above an existing one story ranch home with the expansion of an existing family room and the construction of a wood deck.

Member Walsh recused himself from the case.

John and Julie Vales were sworn in by the Board Attorney.

Doug Asral is the Professional Architect and he was sworn in by the Board Attorney.

Mr. Vales

- Gave an overview of why they would like to expand their home.
- It would be a second level on top of the ranch and is right above the existing floor plan.
- They would like to expand off the back of the home to expand the kitchen.

Mr. Asral

- There is an existing nonconforming left side yard.
- There is 10.4 ft. on the left side where 15 ft. would be required.
- They are proposing to put a second story addition over the existing main part of the home.
- They will be 15.1 ft. from the property line where 18 ft. is required because they want the building to be 30.2 ft. tall.
- About 10 sq. ft. would be encroaching into the left side yard.
- They are here seeking relief from the side yard requirement.
- The other variance they are seeking is for an open covered porch.
- The south facing area of the house has harsh sunlight that comes into the home so a covered porch would mitigate some of the sunlight.
- Exhibit A-1: photo and plan showing the distance to the neighbors’ homes.
- The neighbor is 21 ft. away from the property line.

Mr. Brancheau

- The front porch is not an existing condition.

Opened to the public

Seeing and hearing none

Closed to the public

Mr. Asral



- Explained that the deck is allowed as the deck is not going beyond where it would be allowed.
- The variance is only for the addition not the deck.
- The deck is allowed to encroach into the rear yard as long as it is not less than 25 feet from the rear line.

Opened to public

Seeing and hearing none

Closed to public

Mr. Bernstein

- The conditions will be that there is no glare lighting, the exterior all matches, and they must comply with the tree ordinances.

Mr. Brancheau

- Discussed the neighborhood pattern with regards to the front yard setback.

Mr. Andriola

- They are adding an attached overhang on the front of the home.
- Referred to sheet SD-3 showing the covered overhang that is to be added.

Mr. Brancheau

- It is cleaner and better in the long run, and the record is clearer, to determine if a variance is needed and for the front yard setback per the neighborhood pattern.

Mr. Maceira

- Looked at the GIS to see what the setbacks of the homes on either side of the PQ are.
- Based on the GIS the house on the left is at a 47 ft. setback and the house on the right is also at a 47 ft. setback.
- Based on the GIS they appear to all be identical.

A motion to approve with conditions was moved by Member Walsh and seconded by Member Neidhardt.

Members Caruso, Hingos, Neidhardt, Walsh and Chairman Stanziale all voted in favor of approving the application.

#### **IV. ADJOURNMENT**

A motion to adjourn was moved by Member Walsh and seconded by Member Hingos.

Meeting Adjourned at 8:53 P.M.

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