

Minutes of the Board of Adjustment of the
Township Of Hanover
July 19, 2018

Chairman Stanziale called the Meeting to order at 7:37 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, Donaldson, Fomchenko, Hingos, Neidhardt, Chairman Stanziale, and Walsh

Absent were Members: N/A

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

Public Business Presented

I. RESOLUTIONS

1) **CASE NO.** 1822
APPLICANT/OWNER JOHN AND JULIE VALES
LOCATION: 29 GAIL ROAD
CEDAR KNOLLS
BLOCK: 302 **LOT:** 19 **ZONE:** R-25

Applicant sought "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. Application approved June 5, 2018.

A motion to memorialize the resolution was moved by Member Neidhardt and seconded by Member Hingos.

Members Caruso, Hingos, Neidhardt, and Chairman Stanziale all voted in favor of memorializing the resolution.

2) **CASE NO.** 1828
APPLICANT/OWNER ANTHONASIOS ZEMBILIS
LOCATION: 10 KORDA PLACE
CEDAR KNOLLS
BLOCK: 1406 **LOT:** 4 **ZONE:** R-15

Applicant sought “C” variance relief in order to extend the rear of the house to encroach into the required rear yard setback by approximately 5 ft. Application approved June 5, 2018.

A motion to memorialize the resolution was moved by Member Walsh and seconded by Member Neidhardt.

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

II. MINUTES – JUNE 5, 2018

A motion to approve the minutes as written was moved by Member Walsh and seconded by Member Hingos. A voice vote was held and all members present voted in favor of approving the minutes.

III. PUBLIC HEARINGS

- | | |
|------------------------|---------------------------------|
| 1) CASE NO. | 1829 |
| APPLICANT/OWNER | ROBERT & JEAN SEDILO |
| LOCATION: | 11 WOODCREST RD.
WHIPPANY |
| BLOCK: 7902 | LOT: 5 ZONE: R-25 |

Applicant is seeking “c” variance relief in order to construct full dormers front and rear, replace front stairs and new porch roof, expand and relocated existing kitchen and replace side stairs.

Board decision due by: SEPTEMBER 20, 2018

John Caruso recused himself due to living within 200 feet of applicants Sedilo and Luczak.

Robert Sedilo was sworn in by the Board Attorney.

Lori Jeanne Ryder – Architect for the applicant

- Sworn in by the Board Attorney.
- Gave an overview of educational and professional background.

Mr. Sedilo

- Has been living in the home for 15 years.
- The home was built in the 1950’s and no upgrades to the home have been done since.
- They are looking to upgrade the home.

- They are in violation of the impervious coverage; they are requesting 26.7% coverage and it cannot be over 24%.
- The current lot coverage is 29% and they are looking to reduce it to 26.7%.
- This property used to be a farm so there is a converted hen house in the back that has been there since it was used as a farm.
- Uses the back building for his hobby of building cars.
- They took out over 880 sq. ft. of driveway already to reduce the impervious coverage.
- The lot is 33,836 sq. ft. where 25,000 sq. ft. is required.

Member Fomchenko

- Questioned what the second story in the back building was used for and what type of roof the structure has.

Mr. Sedilo

- The second floor is used as storage.
- There is a pitched roof not a flat one.
- There is no water or plumbing in the garage so it would not be converted into a living space.

Ms. Ryder

- Dormers are to get more head room and living space on the second floor.
- The updates to the house will be an aesthetic improvement with new siding and a new front porch.

Mr. Sedilo

- They are not making any changes to the rear building.
- In the future they may put new siding on it but it will match the house when it is done.

Blais Brancheau and Gerardo Maceira were sworn in by the Board Attorney.

Ms. Ryder

- Will update the plans to show the correct coverage numbers.

Mr. Brancheau

- We need to have a final number for coverage on the plans and the plans need to be updated to show the correct numbers.
- Gave an overview of the ordinance for front porch encroachments.
- 43 ft. is required for the front yard setback and the applicant is asking for 39 ft.

Ms. Ryder

- Plans show the steps at 6 ft. wide.
- It is very narrow at 6 ft. and it would be better at 8 ft.
- Would like the Board to consider 8 ft. wide for a better aesthetic.

Mr. Brancheau

- Gave a theory as to how the neighborhood front yard setback came to be.

Ms. Fomchenko

- There is a concrete walk currently going to the front steps so it does not make sense to move the steps to the side.

Open to the public

Seeing and hearing none

Closed to the public

Mr. Bernstein

- Outlined conditions.
- The plans should be revised to show the correct coverage figure.
- The architecture and materials on all sides should match.
- Any exterior lighting should not cause glares.
- The area above the garage shall not be a living space.
- If the garage gets redone it must match.
- There will be nothing built above the detached garage.

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

Members Alwell, Fomchenko, Hingos, Neidhardt, Donaldson, Walsh, and Chairman Stanziale all voted in favor of approving the application with conditions.

2)	CASE NO.	1832
	APPLICANT/OWNER	GRZEGORZ (GREG) LUCZAK
	LOCATION:	17 WOODCREST RD. WHIPPANY
	BLOCK: 7902	LOT: 7 ZONE: R-25

Applicant is seeking "C" variance relief in order to construct a second floor addition to the existing home and add front steps.

Board decision due by: OCTOBER 4, 2018

Mr. Hingos recused himself.

Grzegorz (Greg) Luczak – Homeowner

- Sworn in by the Board Attorney.
- Gave an overview of what he would like to do.
- The current house is the original house and has not been updated since it was built in 1948.
- The second story will be directly over the existing house.
- The porch is the only expansion of the footprint.
- The current home is nonconforming and the addition will be going directly above the existing footprint.

Mr. Brancheau

- Reviewed the height to setback ratio and the variances being requested.
- Needs a side yard setback variance.
- Needs a front yard setback because of a 2 ft. encroachment.
- The ridge line is parallel to the street.

Mr. Maceira

- Referred the Board to the front sheet of the architectural plans to show where the neighbor's house is in relation to the applicant's home.

Mr. Neidhardt

- Questioned the side yard setbacks.

Mr. Brancheau

- Explained how the 70 ft. wide lot is affecting this home, the setbacks, and why the violations exist on this property.
- Gave testimony regarding the setback of the neighbors' homes from this home.

Mr. Luczak

- The neighbor's home on either side are cape cod style homes.
- The home will not have windows on the side of the home on the second floor due to the proximity of the homes on either side.

Open to the public

Seeing and hearing none

Closed to the public

Mr. Brancheau

- Requests that the applicant comply with the tree removal.
- Plans need to be changed to correct the zoning table and resubmitted.

Mr. Bernstein

- Reviewed the conditions of approval.
- Change the plans to correct the zoning table.
- Comply with the tree ordinance.
- The lights cannot have a glare.
- All of the materials and architecture must match.

A motion to approve the application with conditions was moved by Member Fomchenko and seconded by Member Alwell.

Members Alwell, Fomchenko, Neidhardt, Donaldson, Walsh, and Chairman Stanziale all voted in favor of approving this application with conditions.

IV. ADJOURNMENT

A motion to adjourn the meeting was moved by Member Alwell and seconded by Member Walsh. All members present voted in favor of adjourning the meeting.

Meeting Adjourned at 8:28 P.M.

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