

Minutes of the Board of Adjustment of the  
Township Of Hanover  
August 7, 2018

Chairman Stanziale called the Meeting to order at 7:36 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, Neidhardt, Chairman Stanziale, and Walsh

Absent were Members: Donaldson and Hingos

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

**Public Business Presented**

**I. RESOLUTION TO BE MEMORIALIZED**

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

Applicant sought “c” variance relief in order to construct full dormers front and rear, replace front stairs and new porch roof, expand and relocate existing kitchen and replace side stairs and add new porch roof. Application approved July 19, 2018.

A motion to adopt the resolution as written was moved by Member Walsh and seconded by Member Fomchenko.

Members Alwell, Fomchenko, Neidhardt, Walsh, and Chairman Stanziale all voted in favor of adopting the resolution.

- |    |                        |                               |
|----|------------------------|-------------------------------|
| 2) | <b>CASE NO.</b>        | 1832                          |
|    | <b>APPLICANT/OWNER</b> | GZREGORZ (GREG) LUCZAK        |
|    | <b>LOCATION:</b>       | 17 WOODCREST ROAD<br>WHIPPANY |
|    | <b>BLOCK: 7902</b>     | <b>LOT: 7</b>                 |
|    |                        | <b>ZONE: R-25</b>             |



Matthew Steinmeyer – Homeowner

- Sworn in by the Board Chairman
- Gave an overview of the proposed project.
- A master suite addition is being requested.
- There is an existing first floor addition.
- Will not be encroaching onto the neighbor any further than the current first floor.
- Would like a space for a home office and then for future use as an in-law suite just in case.
- There is an 11.8 ft. existing side yard where 15 ft. is required.
- Would not be extending further towards the neighbor.
- Is going directly above the existing first floor.
- The maximum height of the structure would be 29.8 feet not including the chimney.
- Height on the side where the variance is needed would be 25 ft. 5 ½ in. above grade.

Mr. Brancheau

- Sworn in by Board Chairman.
- Explained the side yard and building height variance and the new ordinance that governs this proposed addition.
- Only the part of the roof that is 25 ft. is required to be 18 ft. from the side yard.
- Discussed similar homes in the neighborhood.
- Many of the homes in this neighborhood are similar split levels.
- Discussed with the Board the possible reasons why this home has the existing setbacks that it does.

Mr. Steinmeyer

- Not planning on putting windows on the side of the home that the new addition is going.
- Windows will be in the front and rear of the home.
- The home office will be solely for his use and no clients will be coming to the home.
- Purchased the home in 2014.
- In regards to the front steps there are no dimensional changes.
- The distance to the street will not change and they are currently encroaching on the required front yard.

Mr. Brancheau

- There is currently a 1.2 ft. encroachment into the front yard setback.

Opened to the public

Seeing and hearing none

Closed to the public

Chairman Stanziale

- Summarized the conditions.
- No glare from the lights outside.
- The architectural materials will all match.
- No customers to the home office.
- All adjustments to trees must be run through the Arborist.

Opened to the public for statements

Seeing and hearing none

Closed to the public

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

Members Alwell, Caruso, Fomchenko, 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 Fomchenko.

Meeting Adjourned at 8:05 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