

**Minutes of the Board of Adjustment of the
Township Of Hanover
December 4, 2012**

Chairman Benjamin Stanziale called the Meeting to order at 7:31 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: Donaldson, Filipescu, Fomchenko, Hingos, Lupo, Olsen, Stanziale, and Vigilante

Absent was Member: Linfante

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

Cases Presented

I. EXTENSIONS OF TIME -

- | | | | |
|-----------|-------------------------|--|----------------|
| 1) | CASE NO. | 1674 | |
| | APPLICANT/OWNER: | IGLESIA EVANGELICA HISPANA, INC. | |
| | LOCATION: | 44, 46, 48 SOUTH JEFFERSON RD.
CEDAR KNOLLS | |
| | BLOCK: 2904 | LOT: 1, 2, and 3 | ZONE: I |

Applicant is seeking an extension of approvals.

Richard Sweeney – Attorney for the applicant - Addressed the permanent extension act and gave an overview of the act

- Gave the reasons as to why they are requesting the extension
- Property is listed for sale
- Wants to protect the approvals
- Would like to have a resolution run concurrent with the Permanent Extension Act to December 31, 2014

Opened to the public

Closed to the public

Motion to approve Extension until December 14, 2014

Moved by Member Hingos, Seconded by Member Lupo

Members Voting “AYE” Vigilante, Fomchenko, Filipescu, Hingos, Lupo, Olsen, and Stanziale

Members Voting “NO” None

II. MINUTES - OCTOBER 18, 2012

Moved by Member Fomchenko, Seconded by Member Hingos
Voice Vote All present in favor

III. PUBLIC HEARINGS

- 1) **CASE NO.** 1718
APPLICANT/OWNER BRIAN AND EILEEN MCLAUGHLIN
LOCATION: 59 SUMMIT AVENUE WHIPPANY
BLOCK: 801 **LOT:** 3 **ZONE:** R-10

Applicant is requesting approval to construct a new single family home on a vacant lot.
The applicant is seeking relief from section 166-113.1, 166-154C and 166-176C.

Board decision due by: DECEMBER 26, 2012

Member Stanziale - Recused himself from the public hearings due to a conflict of interest with the applicants attorney

Member Fomchenko - Chaired the meeting

Carmine Campanile - Attorney for the applicant - gave an opening statement and reviewed variances being requested

Brian McLaughlin - Applicant - Sworn by board attorney - explained to the board their intentions for the use of the property

- Looking to build a new single family home on a vacant lot
- Gave the reasons for looking to build a new home in Hanover Township
- Looking to build a ranch style home 1,850 sq. feet floor area, 4 bedrooms, 2 car garage

Opened to public

Closed to public

Frederick C. Meola – Engineer Surveyor and Planner for the applicant

- Gave overview of educational and professional background
- Reviewed the plans that were submitted to the board
- Described the location of the property in Cedar Knolls
- Described the topography of the vacant lot
- Proposing a ranch home
- Picked a plan that worked with the layout of the property
- Addressed the need for the 3 variances that are being requested
- Discussed the tree removal plan - trees need to be re-inventoried - due to Hurricane Sandy many of the trees shown on the plan before the board were lost during the storm

Closed to public

Frederick C. Meola - Engineer Surveyor and Planner for the applicant - Sworn by board attorney

Exhibit A-1 3 Photos showing exterior of home taken by Mr. Meola

- Described the photos that were taken
- The exterior look of the home has not been changed
- A heat duct was run into the garage for heat
- Electric was added for the ceiling fixture
- Addressed possible places to put a garage - only one option would be to build in front of where original garage was but that would create a front yard setback variance and would not conform with the look of the existing neighborhood
- If board approves the building inspector will address the permit issues and performing inspections

Opened to the public

Closed to public

Daniel Bernstein – Board Attorney - Summarized the conditions

Member Fomchenko - Does not feel there is a hardship here - the sunroom could have easily been converted

Motion to approve with conditions

Moved by Member Hingos, Seconded by Member Olsen

Members Voting “AYE” Vigilante, Filipescu, Hingos, Lupo, Olsen, and Donaldson

Members Voting “NO” Fomchenko

Meeting Adjourned at 8:52 P.M.

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