

**Minutes of the Board of Adjustment of the  
Township Of Hanover  
June 21, 2012**

Chairman Benjamin Stanziale called the Meeting to order at 7:35 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: Fomchenko, Hingos, Linfante, Lupo, Stanziale, and Vigilante

Absent were Members: Filipescu, and Olsen

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

**Cases Presented**

**I. MINUTES - JUNE 5, 2012**

Moved by Member Linfante, Seconded by Member Lupo  
Voice vote all present in favor

**II. PUBLIC HEARINGS**

1) **CASE NO.** 1712  
**APPLICANT/OWNER** Mike and Ivana Thierwechter  
**LOCATION:** 23 Forest Way  
Cedar Knolls

**BLOCK:** 604 **LOT:** 57 **ZONE** R-25

Applicant is proposing to construct a single family residence. Applicant is seeking a "D" Variance for floor area ratio. Maximum percentage allowed is 21% but not above 4,750 square feet. Applicant is proposing 25.9% for a total of 5,440 square feet. **Board decision due by: JULY 31, 2012**

**APPLICATION WITHDRAWN BY LETTER FROM ATTORNEY DATED JUNE 20, 2012.**

Board Secretary read letter onto the record

Motion to accept letter of withdrawal by Member Linfante

Seconded by Member Lupo

Members voting to accept letter of withdrawal, Vigilante, Fomchenko, Hingos, Lupo, Linfante and Chairman Stanziale

No members voting against

- 2) **CASE NO.** 1715  
**APPLICANT** Hong Jun Gu  
**OWNER** Christine Gu  
**LOCATION:** 113 Ridgedale Ave.  
Cedar Knolls  
**BLOCK:** 2501 **LOT:** 2 **ZONE** R-10

Applicant is proposing to reconstruct a single family residence that was partially destroyed by fire. In addition, Applicant is seeking to modify the existing rooflines to create additional floor area on the second level. The total expansion will be approximately 542 square feet. The total floor area of the reconstructed and expanded residence will be approximately 2720 square feet. Partially heard and carried from June 5, 2012 **Board decision due by: AUGUST 28, 2012**

John Wychiskala - Attorney for the applicant - Gave the applicants intentions to owner occupy the residence with family

William Hamilton – Omland Engineering – Planner - Still under oath from previous meeting

- Reviewed plans up to revision date 6/7/12
- Reviewed sheet S-1 Floor Plan
- Reviewed changes from initial submission
- First floor more traditional layout
- Discussed the elevations of the home
- Summarized changed

Member Linfante - Questioned why they needed a shower in the kitchen bathroom

William Hamilton – Omland Engineering – Planner- Because office could be used as guest room if needed and they felt that a shower would be appropriate

Member Linfante - Questioned Mr. Hamilton regarding floor plan layout

Mr. Hong Jun Gu – Applicant - Sworn by Board Attorney - Gave testimony regarding load bearing posts

William Hamilton – Omland Engineering – Planner - The basement will remain unfinished

Member Linfante - If closets in living room are not structural issue will be reduced to one closet

Member Vigilante - Questioned the office/guestroom

Daniel Bernstein – Board Attorney - Questioned Mr. Hamilton regarding some of the room layouts - hallway widths,

John Wychiskala – Applicants attorney - Reviewed room layouts - number of bedrooms and bathrooms

Board and Applicants professionals - Discussed discrepancies in floor area ratio - went with applicant's numbers on the plan

Opened to public

Closed to public

Member Linfante - Feels that the applicant has made the effort to meet the board's requests and is a better plan and this one is more like a single family home

Daniel Bernstein – Board Attorney - Summarized variances that the applicant is requesting - Summarized conditions

Motion to approve application subject to conditions

Moved by Member Linfante, Seconded by Member Hingos

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

Members Voting “NO” None

### **Meeting of July 3, 2012 Cancelled**

Meeting Adjourned at 8:23 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