

**Minutes of the Board of Adjustment of the
Township Of Hanover
June 5, 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: Filipescu, Hingos, Linfante, Lupo, Stanziale, and Vigilante

Absent were Members: Fomchenko, and Olsen,

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

Cases Presented

I. MINUTES - MAY 17, 2012

Motion to approve

Moved by Member Vigilante, Seconded by Member Hingos

Voice vote all present in favor no objectors

II. PUBLIC HEARINGS

- 1) **CASE NO.** 1715
APPLICANT: Hong Jun Gu
OWNER: Christine Gu
LOCATION: 113 Ridgedale Avenue 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.

Board decision due by: AUGUST 28, 2012

John Wychiskala - Attorney for the applicant - Gave an overview of the application
- Looking to restore structure as a single family home

William Hamilton - Planner - Omland Engineering - Gave an overview of educational and professional background - Accepted as an expert witness

Exhibit A-1 - Photo of Existing Home taken May 2012 by William Hamilton

- Reviewed the plans for the proposed home

- Reviewed Existing conditions plan
- Reviewed the "C" & "D" variances that are being requested
- Maximum Building Height setback ratio
- Minimum side yard depth
- Maximum floor area ratio
- Maximum Improvement coverage
- Addressed the proofs for requesting the variance

John Wychiskala – Attorney for the applicant - Clarified the ownership and who prepared the plans

Member Linfante - Questioned the five bedrooms and 3 baths in a 2,500 square foot

- How the design of this house is not conforming with the market standard

Member Stanziale - Questioned the five bedrooms and what is the plan for this house

John Wychiskala – Attorney for the applicant - Home will either be owner occupied or they will rent it out

William Hamilton – Planner - Omland Engineering - There is enough side yard room that if there were a fire that there is enough room to get a ladder up to the second floor

Member Stanziale and William Hamilton - Planner - Omland Engineering

- Discussed the building height proposed and existing
- The impact of the building on the neighbors

Member Linfante - Questioned if Mr. Hamilton looked at the FAR on the surrounding lots

- The height of the proposed lot compared to the surrounding homes
- Questioned if there were any other homes in the area with this design of five bedrooms and 3 bathrooms none of which are a master bathroom
- The proposed home does not conform to any current market standards so what warrants the granting of a variance

Member Lupo - Questioned if boarding houses are allowed in town because this layout looks like a boarding house or a hotel type layout

Daniel Bernstein – Board Attorney - All uses that are not permitted are prohibited

5 Minute Break for attorney to confer with his client

Back on record

John Wychiskala – Attorney for the applicant - Requested to carry to next meeting so they can redesign plans

Case partially heard and carried with no further notice to June 21, 2012

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