

**Minutes of the Board of Adjustment of the
Township Of Hanover
July 19, 2012**

Chairman Benjamin Stanziale called the Meeting to order at 7:30 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, Fomchenko, Hingos, Linfante, Lupo, Stanziale, and Vigilante

Absent was Member: Olsen,

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

Cases Presented

I. RESOLUTION TO BE MEMORIALIZED

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 APPLICATION APPROVED JUNE 21, 2012

Moved by Member Linfante, Seconded by Member Lupo
Members Voting "AYE" Vigilante, Fomchenko, Hingos, Lupo, Linfante, and Stanziale
Members Voting "NO" None

II. MINUTES - June 21, 2012

Moved by Member Linfante, Seconded by Member Lupo
Voice Vote All in Favor

III. PUBLIC HEARINGS

1) CASE NO.	1720
APPLICANT	Daniel Hernandez
OWNER	Daniel and Andrea Hernandez

LOCATION: 36 Deerfield Road Whippany
BLOCK: 5406 **LOT:** 1 **ZONE** R-15
Applicant is proposing to reconfigure the current interior of the home and to construct a 365 square foot addition in order to create a new bedroom with an in-suite bathroom.
Applicant is seeking relief from sections 166-173A (2) and 166-114B (6).
Board decision due by: SEPTEMBER 27, 2012

Timothy Klesse – Applicants Architect - Sworn by Board attorney

Daniel Hernandez – Applicant - Sworn by Board attorney

Timothy Klesse – Applicants Architect - Gave an overview of his qualifications
- Accepted by board as expert

Daniel Hernandez – Applicant - Gave overview of the request to add an addition to the home and the reasons for needing the addition

Timothy Klesse – Applicants Architect - Gave overview of the neighborhood
- Described the variances requested and the interior layout of the home
- Described the shed and the variance request
Exhibit A-1 - Photo #1 of shed taken by Mr. Klesse
Exhibit A-2 - Photo #2 of shed taken by Mr. Klesse
Exhibit A-3 - Photo #3 of shed taken by Mr. Klesse
Exhibit A-4 - Colored 200 Foot map

Board and Mr. Klesse and Mr. Hernandez - Discussed the shed and possible alternative locations

Daniel Hernandez – Applicant - Explained where the board wanted to move it - It will not fit

Opened to public

Closed to public

Motion to approve variances allowing addition and shed to remain in current location
Moved by Member Lupo, Seconded by Member Filipescu
Members Voting “AYE” Vigilante, Fomchenko, Filipescu, Hingos, Lupo, Linfante, and Stanziale
Members Voting “NO” None

2) **CASE NO.** 1719
APPLICANT/OWNER Karen and Thomas Levis
LOCATION: 96 North Belair Ave. Cedar Knolls
BLOCK: 802 **LOT:** 12.01 **ZONE** R-10

Applicant is proposing to construct a second story addition to an existing one story, single-family residence. Applicant is seeking relief from section 166-113.1 and 166-114B (6). **Board decision due by: OCTOBER 5, 2012**

Karen & Thomas Levis – Applicants - Sworn by board attorney

Daniel Bernstein - Board attorney - Questioned the applicants regarding the proposed addition and that variance for addition is existing and they are not exacerbating it

Thomas Levis - Applicant - Gave a description of the shed

Karen Levis - Applicant - Shed is approximately 8X8

Exhibit A-1 - Photo showing current home

Exhibit A-2 - Shows neighbors home 3 doors down showing their shed

Exhibit A-3 - Shows neighbor's home showing similar addition

Exhibit A-4 - 2nd photo showing home with similar addition as what applicant is requesting

Exhibit A-5 - Neighbors shed

Exhibit A-6 - Applicants shed

Exhibit A-7 - Shows room around neighbors shed

Exhibit A-8 - Shows area around applicants shed

Exhibit A-9 - Photo showing neighbors shed

Board and Applicants discussed the applicants shed

- There is no other area on the lot to relocate shed

Opened to the public

Closed to the public

Motion to approve addition and allowing shed to remain in current location

Moved by Member Hingos, Seconded by Member Fomchenko

Members Voting Vigilante, Fomchenko, Filipescu, Hingos, Lupo, Linfante, and Stanziale

Members Voting "NO" None

Meeting Adjourned at 8:26 P.M.

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