

**Minutes of the Board of Adjustment of the
Township Of Hanover
January 17, 2013**

Chairman Benjamin Stanziale called the Meeting to order at 8:01 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, Gallagher, Linfante, Niedhardt, Olsen, Stanziale, and Vigilante

Absent were Members: Hingos, and Lupo

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

Board secretary read appointments and re-appointments into the record:

I. CORRESPONDENCE

1. Letters of Re-Appointment/Appointments

Howard Olsen	Four (4) Year Term ending 12/31/16
Dominic Vigilante	Four (4) Year Term ending 12/31/16
James Neidhardt	Alt. 1 Two (2) Year Term ending 12/31/14
Thomas "Ace" Gallagher	Alt. 2 Two (2) Year Term ending 12/31/14

II. REORGANIZATION

1. ELECTION OF CHAIRPERSON

Nomination of Member Stanziale as Chairman

Moved by Member Linfante, Seconded by Member Fomchenko

Members Voting "AYE" Vigilante, Fomchenko, Olsen, Neidhardt, Gallagher, Linfante, and Stanziale

Members Voting "NO" None

2. ELECTION OF VICE-CHAIRPERSON

Nomination of Member Linfante as Vice Chairman

Moved by Member Fomchenko, Seconded by Member Olsen

Members Voting "AYE" Vigilante, Fomchenko, Olsen, Neidhardt, Gallagher, Linfante, and Stanziale

Members Voting "NO" None

3. RESOLUTIONS

- a. Designation of Official Newspaper
- b. Designation of Board Attorney
- c. Appointment of Board Secretary
- d. Adoption of Schedule of Meeting Dates for the Year 2013
- e. Membership in the NJ Federation of Planning Officials for the Year 2013

Moved by Member Linfante, Seconded by Member Fomchenko

Members Voting "AYE" Vigilante, Fomchenko, Olsen, Neidhardt, Gallagher, Linfante, and Stanziale

III. REGULAR MEETING OF THE BOARD OF ADJUSTMENT CALLED TO ORDER

I. MINUTES FOR APPROVAL - December 4, 2012

Moved by Member Fomchenko, Seconded by Member Olsen
Voice all present in favor

Cases Presented

II. RESOLUTIONS TO BE MEMORIALIZED

- 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 sought an extension of approvals. Extension granted to run concurrent with the Permanent Extension Act until December 31, 2014

Moved by Member Fomchenko, Seconded by Member Vigilante

Members Voting "AYE" Vigilante, Fomchenko, Olsen and Stanziale

Members Voting "NO" None

166-147E(1)(c), 166-147E(1)(d), 166-147E(1)(e), 166-147E(1)(f), 166-141E(1), 166-141E(2), 166-141E(3). As well as per the Township Planners report dated October 11, 2012 five additional variances may be required for additional violations but clarification is needed prior to making this determination. *Case partially heard and carried from October 18, 2012. Case carried by letter to February 21, 2013*

Board decision due by: March 31, 2013

2)	CASE NO.	1722		
	APPLICANT/OWNER	DR. MARK A. & NANCY B. BROZOWSKI		
	LOCATION:	133 WHIPPANY ROAD		
		WHIPPANY		
	BLOCK: 5701	LOT: 46	ZONE:	R-25

Revised plans have been submitted for the above referenced application. The revisions are intended to address conditions set forth in the Board's Resolution of Approval memorialized October 18, 2012. Board to review plans for compliance with resolution conditions.

Member Stanziale - recused himself due to conflict of interest

Member Linfante took over chairing the meeting

Carmine Campanile - Attorney for the applicant - Gave reasons for being here to address issues in Resolution of approval

- Ramp was eliminated
- Handicapped parking space relocated
- Put in lift shown on new plans
- Proposed landscape plan for the buffer - no problem agreeing with town arborist recommendations arborist suggested different species so that if disease hits trees will not be wiped out
- Feels can plant sufficient trees to screen and create buffer
- Item 6 shrubs in parking area - can accommodate
- Item 5 - addressed parking spaces
- Addressed lighting - will put lights on timer and will be out by 8pm

Daniel Bernstein – Board Attorney - swore in Blais Bernstein and Gerardo Maceira as the Towns Professional Planner and Engineer

Blais Brancheau – Township Planner - Addressed parking questions

Daniel Bernstein – Board Attorney - Discussed parking with Township Planner - Blais Brancheau

Member Olsen - Concerned with all that is going into this that it is starting to look less residential and too commercial

Carmine Campanile - Attorney for the applicant- Willing to work with the Township Planner, Engineer and arborist
Parking will be 5+2 in garage and paving would be cut down

Daniel Bernstein - Board Attorney - Will modify the resolution - will work with 5+2 now and if other spaces are required will show banked parking

Carmine Campanile – Attorney for the applicant - Will comply with everything that is recommended by the township professionals and the parking issues have been addressed

Gerardo Maceira – Township Engineer - Concerned with the proposed lighting fixture - very contemporary and Hanover has a colonial feel

Carmine Campanile - Attorney for the applicant- Will work with township professionals on the type of fixture to be used

Blais Brancheau – Township Planner - parking setback

Carmine Campanile – Attorney for the applicant - Will move the parking setback so that it complies with the ordinance of 5feet required

Opened to the public for questions

Alice Juliano - 35 Heritage Lane

Mark Juliano - 35 Heritage Lane - Time frame for this work to take place

Board - Wants work to be completed by June 30, 2013

Carmine Campanile - Attorney for the applicant - Will repair the fence by end of March 31, 2013

Daniel Bernstein – Board Attorney - Swore the Julianos in

Blais Brancheau – Township Planner - Discussed the plantings with the Julianos
- Explained to the board what he and the Julianos discussed regarding the buffering

Moved for approval with by Member Fomchenko, Seconded Member Vigilante

Members Voting “AYE” Vigilante, Fomchenko, Olsen, and Linfante

No members voting to deny.

Meeting Adjourned at 8:56 P.M.

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