

**Minutes of the Board of Adjustment of the  
Township Of Hanover  
September 19, 2013**

Vice-Chairman Arthur Linfante called the Meeting to order at 7:35PM 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, Hingos, Linfante, Neidhardt, Stanziale, and Vigilante

Absent were Members: Breen and Olsen

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

**Cases Presented**

**I. RESOLUTION TO BE MEMORIALIZED**

- |    |                        |                                  |
|----|------------------------|----------------------------------|
| 1) | <b>CASE NO.</b>        | 1729                             |
|    | <b>APPLICANT/OWNER</b> | Greg and Maria Keenan            |
|    | <b>LOCATION:</b>       | 18 Reynolds Avenue<br>Whippany   |
|    | <b>BLOCK:</b> 7502     | <b>LOT:</b> 14 <b>ZONE:</b> R-15 |

Applicant sought variance relief to construct an attached garage to the existing home. The applicant sought relief from section 166-173A (3) and 166-173 A (1). Application approved August 6, 2013.

Motion to Approve with Conditions

Moved by Member Fomchenko, Seconded by Member Hingos  
Members Voting "AYE" Vigilante, Fomchenko, Hingos, Neidhardt, and Gallagher  
Members Voting "NO" None

- |    |                    |                                |
|----|--------------------|--------------------------------|
| 2) | <b>CASE NO.</b>    | 1724                           |
|    | <b>APPLICANT</b>   | Whippany Lodging, LLC          |
|    | <b>OWNER</b>       | Hanover Associates             |
|    | <b>LOCATION:</b>   | 1255 Route 10 East Whippany    |
|    | <b>BLOCK:</b> 1102 | <b>LOT:</b> 2 <b>ZONE:</b> I-B |

Applicant sought Preliminary and Major Site Plan approval as well as relief for several variances. Preliminary Site Plan and variance approval granted on June 20, 2013



Doug Asral - Architect for the applicant - Described the addition - asking for relief of 6.2 feet into the rear yard for just under 200 square foot addition

Blais Brancheau – Township Planner - Described how the rear and side yards are determined on this particular site due to the corner lot

Doug Asral – Architect for the applicant - Described the architecture of the proposed addition - All surfaces will match existing

- The roof of the proposed addition will be approximately 21 feet - no higher than the existing

Member Fomchenko - Questioned if there were sheds on this property

Tony Amitrano – Applicant - There are no sheds on this property

Opened to public closed to public

Frederick Meola - Surveyor, Engineer and Professional Planner - Described photos he took of the home and the surrounding neighborhood, topographic and aerial photo Exhibits Jeffrie Trail and Sharon Drive views of home

Exhibit A-2 - Rear Photos of home

Exhibit A-3 - Bing Aerial

Exhibit A-4 - Township Topography

- Addressed drainage issues
- Described where catch basins are
- Existing roof leaders - some are piped into the ground
- All water is running to the street
- Will not drain onto surrounding properties
- Described why the addition was positioned in the back of the home where it is proposed
- Described the foliage break at the property line
- Addressed the negative criteria

Doug Asral – Architect for the applicant - Today home square footage 1,597 proposed square footage 1,993

Opened to public for questions

Mary Lou White - 11 Sharon Drive Whippany - Questioned growing family

Julie Amitrano – Applicant - Gave reasons for needed addition

Mary Lou White - 11 Sharon Drive Whippany - Wants proof that the drainage will work

Daniel Bernstein – Board Attorney - Said he will put into resolution that the drainage will be approved by the township engineer

Frederick Meola - Surveyor, Engineer and Professional Planner - Described how the elevation of the properties effect the drainage

Dave Leo – Assistant Township Engineer - Water and drainage will not affect Mrs. White’s property

Frederick Meola - Surveyor, Engineer and Professional Planner - Dirt will be trucked off site cannot be spread on site

Member Neidhardt - Questioned if we could add to resolution that Assistant Township Engineer Dave Leo asked for existing and proposed grading plan

Blais Brancheau – Township Planner - Questioned the location of the play set and where it will be moved to

Frederick Meola - Surveyor, Engineer and Professional Planner - Will stay at same location but a little further down - will not get closer to the neighbors

Opened to public for comment

Mary Lou White 11 Sharon Drive - Sworn by board attorney - Stated that these neighbors do not maintain their property - dead trees- these people are a problem in the neighborhood

Member Stanziale - Questioned Mrs. White if she would prefer if they moved the addition closer to her property and not need the variances - Mrs. White said yes that would be better and then realized what chair was asking and said no that it would not be better.

Daniel Bernstein- Board Attorney - Summarized conditions

Motion to approve with conditions

Moved by Member Fomchenko, Seconded by Member Neidhardt  
Members Voting “AYE” Vigilante, Fomchenko, Hingos, Neidhardt, Gallagher, Linfante, and Stanziale

Members Voting “NO” None

Board took a short Break

- |    |                  |                             |
|----|------------------|-----------------------------|
| 2) | <b>CASE NO.</b>  | 1724                        |
|    | <b>APPLICANT</b> | Whippany Lodging, LLC       |
|    | <b>OWNER</b>     | Hanover Associates          |
|    | <b>LOCATION:</b> | 1255 Route 10 East Whippany |



Daniel Bernstein – Board Attorney - Summarized conditions

Opened and closed to public

Motion to approve subject to conditions

Moved by member Linfante, Seconded by Member Vigilante

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

Members Voting “NO” None

Meeting Adjourned at 9:04 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