

Minutes of the Board of Adjustment of the
Township Of Hanover
JUNE 18, 2015

Chairman Stanziale called the Meeting to order at 7:46PM 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: Caruso, Donaldson, Hingos, Iradi, Linfante, Neidhardt, Stanziale, and Walsh.

Absent was Member: Fomchenko

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

Public Business Presented

I. RESOLUTION TO BE MEMORIALIZED

- | | | |
|-----------|------------------------|-----------------------------------|
| 1) | CASE NO. | 1767 |
| | APPLICANT/OWNER | MARK AND ELIZABETH DI LAURI |
| | LOCATION: | 12 SYCAMORE TERR.
CEDAR KNOLLS |
| | BLOCK: 609 | LOT: 24 |
| | | ZONE: R-25 |

Applicant sought permission to replace and enlarge the existing deck and to add a shed. Applicant sought relief from sections 166-113.1, 166-114B, 166-167B, and 166-154C, as well as any and all other variances that may have been required. Application approved May 21, 2015.

Motion to memorialize the above resolution as written.

Moved by Member Hingos, and seconded by Member Neidhardt.

Members Caruso, Walsh, Hingos, Linfante, Neidhardt, and Stanziale voted in favor of adopting the memorialized resolution as written and no members voted against the resolution.

- | | | |
|-----------|------------------|-----------------------------|
| 2) | CASE NO. | 1763 |
| | APPLICANT | BRIGHTSTAR HOSPITALITY, LLC |
| | OWNER | EPCO SERVICES, INC. |

LOCATION: 262 ROUTE 10 WEST
WHIPPANY
BLOCK: 7301 **LOT:** 9.01, 13 & 14 **ZONE:** I-B

Applicant sought “C” & “D” Variances only to allow for a four story Marriot branded hotel and related improvements. Applicant also sought relief from sections 166-150E(2), 166-150E(6), 166-202J, 166-157K(1)(a), 166-153K(2). Variances approved May 21, 2015

Motion to memorialize the above resolution as written.

Moved by Member Neidhardt, and seconded by Member Hingos.

Members Walsh, Hingos, Linfante, Neidhardt, and Donaldson voted in favor of adopting the memorialized resolution as written and no members voted against the resolution.

III. OTHER BUSINESS REVIEW AND ADOPTION OF THE 2014 ANNUAL REPORT

Mr. Brancheau, Township Planner

Gave a brief overview of the 2014 Annual Report and the types of applications that the board was seeing.

The zoning for Pools, decks, and patios are areas that need to be studied and reviewed.

Motion to approve the 2014 Annual Report as written.

Moved by Member Linfante, and seconded by Member Hingos.

Members Caruso, Walsh, Hingos, Linfante, Neidhardt, Donaldson, and Stanziale Voted in favor of the 2014 Annual Report as written.

IV. MINUTES - MAY 21, 2015

Motion to approve the May 21, 2015 Minutes as written.

Moved by Member Hingos, and seconded by Member Caruso.

Voice Vote – All present in favor.

V. PUBLIC HEARINGS

- 1) **CASE NO.** 1770
APPLICANT/OWNER FILIPE AND JENNIFER SANTIAGO
LOCATION: 15 BIRCH HILL DRIVE
WHIPPANY
BLOCK: 4602 **LOT:** 7 **ZONE:** R-15

Applicant is seeking permission to construct a new second floor addition as well as a porch and renovations to the existing single family dwelling. Applicant is seeking relief from sections 166-173A(3), 166-173A(2) and 166-173A(4).

Board decision due by: SEPTEMBER 9, 2015

Jennifer Santiago was sworn by the Board Attorney.

Daniel Dressel, architect for the applicant, was sworn by the Board Attorney.

- Mr. Dressel gave an overview of his credentials and education.
- Described the proposed second story addition.
- The addition does not create a variance.
- The current house is pre-existing and nonconforming.
- Applicant would like to add a second level and a front porch.
- All variances are pre-existing.
- Reviewed the variances.
- Reviewed the existing non-conforming issues.

Mr. Maceira

- There is not a height to setback ratio.
- There is a rear yard setback pre-existing.

Mr. Dressel

- There will be minimal lighting proposed.
- All will comply with the township ordinance.

8:02PM Opened to the Public

8:03PM – Seeing None – Closed to the Public.

Motion to approve, subject to the conditions outlined by Board Attorney, Daniel Bernstein.

Moved by Member Linfante, and seconded by Member Walsh.

Members Caruso, Walsh, Hingos, Linfante, Neidhardt, Donaldson, and Stanziale voted in favor of the application with conditions.

