

Minutes of the Board of Adjustment of the  
Township Of Hanover  
JULY 7, 2015

Chairman Stanziale 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: Caruso, Donaldson, Fomchenko, Iradi, Linfante, Neidhardt, Stanziale, and Walsh.

Absent was Member: Hingos

Also present were Board Attorney, Daniel Bernstein, and Assistant Township Engineer, David Leo, PE.

Public Business Presented

**I. RESOLUTION TO BE MEMORIALIZED**

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

Applicant sought permission to construct a new second floor addition as well as a porch and renovations to the existing single family dwelling. Applicant sought relief from sections 166-173A(3), 166-173A(2) and 166-173A(4). Application approved June 18, 2015

Motion to memorialize the above resolution as written.

Moved by Member Walsh, and Seconded by Member Neidhardt.

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



**II. MINUTES - JUNE 18, 2015**

Motion to approve the June 18, 2015 Minutes as written.

Moved by Member Linfante, and Seconded by Member Walsh.

Voice Vote – All present in favor.

**III. PUBLIC HEARINGS**

- |           |                    |                                 |
|-----------|--------------------|---------------------------------|
| <b>1)</b> | <b>CASE NO.</b>    | 1768                            |
|           | <b>APPLICANT</b>   | RYAN DUFF                       |
|           | <b>OWNER</b>       | RYAN DUFF & LAURA ADAMSKY       |
|           | <b>LOCATION:</b>   | 25 HARRIET DRIVE<br>WHIPPANY    |
|           | <b>BLOCK:</b> 3502 | <b>LOT:</b> 4 <b>ZONE:</b> R-15 |

Applicant is seeking permission to construct a second story addition to an existing single family home. Applicant is seeking relief from sections 166-173A(3), 166-173A(2), and 166-114B(1).

***Board decision due by: SEPTEMBER 18, 2015***

Thomas Cohen, Architect, was sworn by the Board Attorney.

Thomas Cohen

- Gave an overview of his educational and professional background.

Mr. Duff

- Gave an overview of the proposed addition for the property.
- Mr. Duff would like to add an addition onto the house to accommodate their growing family.
- No new variances are being created.

Mr. Cohen

- The garage will be made smaller. The left front corner of the garage will be cut a little to allow for easier access.
- Proposing stairs on the back of the house and removing the door.
- The first design was to attach the garage and build over it.
- The design and the utility point of view was that attaching the garage and building over would not work well on this particular site.
- There are no sheds on the property.

Ms. Fomchenko

- Questioned as to when the house was built.

Mr. Duff

- The house and garage were built in 1948.
- Applicant stated they will still be able to get two cars in the garage.
- All of the variance setbacks are pre-existing.

Mr. Walsh

- Questioned the resurfacing of the garage and the house. Will it be re-done so that the façade will be consistent for the entire structure?

Mr. Duff

- Yes. All facades will match.

7:49AM – Opened to the Public.

Seeing and hearing none.

7:49AM – Closed to the Public.

Mr. Cohen

- Gave an overview of the lot, the topography, and the characteristics of the neighborhood.

Mr. Duff

- Stated “We are looking to have the house blend in with the rest of the neighborhood.”

Mr. Walsh

- Questioned the external lighting.

Mr. Cohen

- There will be lighting at the front door.

Mr. Duff

- We are thinking of doing a sensor light near the garage.
- There is a concrete pad in the back that used to have a hot tub on it.
- It is now used for a patio.

Mr. Bernstein

- Gave an overview of the conditions

Motion to approve application with conditions.

Moved by Member Linfante, and Seconded by Member Walsh.

Members Caruso, Walsh, Linfante, Neidhardt, Donaldson, Fomchenko, and Stanziale voted in favor and no members voted against.







Chairman Stanziale

- The meeting for July 16, 2015 is cancelled. The next meeting will be August 4<sup>th</sup>, 2015.

#### **IV. ADJOURNMENT**

Meeting Adjourned at 8:25 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