

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.

- 2)     **CASE NO.**                                   1772  
**APPLICANT**                                  GARY SCHWEIGHARDT  
**OWNER**                                        KELLY MAHON & GARY SCHWEIGHARDT  
**LOCATION:**                                    101 SUMMIT AVENUE  
  CEDAR KNOLLS  
**BLOCK:** 802              **LOT:** 8       **ZONE:** R-10

Applicant sought permission to construct a single story addition to the existing single family home. Applicant sought relief from sections 166-176B, 166-114 B, 166-136, and 166-138.2 B (2). Application approved June 18, 2015.

Motion to memorialize the above resolution as written.

Moved by Member Neidhardt, and Seconded by Member Donaldson.

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

- 3)     **CASE NO.**                                   1766  
**APPLICANT**                                  ANNMARIE PAGE  
**OWNER**                                        THOMAS PAGE AND LORENZO & BIANCA  
  DIFABRIZIO  
**LOCATION:**                                    3 OAK BOULEVARD  
  CEDAR KNOLLS  
**BLOCK:** 1307              **LOT:** 23       **ZONE:** R-10

Applicant sought permission to construct an addition to an existing single family home. Applicant sought relief from sections 166-176B, 166-176C, 166-176D, 166-154C, 166-114B(6), and 166-113.1. 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**

- |    |                    |                                 |
|----|--------------------|---------------------------------|
| 1) | <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.

**2)       CASE NO.**   1769  
**APPLICANT**   CAMILLO GIANLUCA TORRETTI  
**OWNER**   CAMILLO G. & MELISSA TORRETTI  
**LOCATION:**   42 MOUNTAIN AVE.  
  CEDAR KNOLLS  
**BLOCK:** 1307                     **LOT:** 8             **ZONE:** R-10

Applicant is seeking permission to construct a two story addition to the existing home.  
Applicant is seeking relief from sections 166-176B, 166-176C, and 166-154C.

**Board decision due by: OCTOBER 2, 2015**

Melissa and Camillo Torretti were sworn by the Board Attorney.

Doug Asral, Architect for the applicant, was sworn by the Board Attorney.

- Mr. Asral gave an overview of the proposed addition.
- His client is seeking to add on a garage and add two bedrooms on the upper level.
- They are seeking front and side yard variances.
- The driveway will be removed and made compliant. It is now in violation.

Mr. Leo, Assistant Township Engineer.

- Clarified that the front of the driveway from the street to the garage will remain and is in violation.

Mr. Asral

- Trying to have sufficient clearance for the masonry chimney. The garage will be closer to the street due to the location of the existing chimney.

8:01PM Opened to the Public  
Seeing and hearing None.

8:02PM Closed to the Public.

Mr. Asral

- There is a requirement for a garage, and this addition will bring it into conformance.

Chairman

- Questioned the shed in the rear.

Mr. Torretti

- There is only one shed in the back and a small drainage brook.
- The brook is approximately one foot deep and only active when it rains.

Mr. Bernstein the BOA attorney outlined the conditions of approval

Motion to approve 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.

- |           |                    |                                 |
|-----------|--------------------|---------------------------------|
| <b>3)</b> | <b>CASE NO.</b>    | 1771                            |
|           | <b>APPLICANT</b>   | STEVE & KATERINI CORNINE        |
|           | <b>OWNER</b>       | KATERINI CORNINE                |
|           | <b>LOCATION:</b>   | 8 PARKER AVE.                   |
|           |                    | CEDAR KNOLLS                    |
|           | <b>BLOCK:</b> 1407 | <b>LOT:</b> 3 <b>ZONE:</b> R-15 |

Applicant is seeking permission to construct an addition 300 sq. feet of decking and an addition to the right side of the existing home. Applicant is seeking relief from sections 166-173A(2), 166-173 A(3).

***Board decision due by: OCTOBER 17, 2015***

Mr. and Mrs. Cornine were sworn by the Board Attorney.

Mr. Cornine

- Gave an overview of the existing home and the requested variances.
- Reviewed the deck and the existing enclosed porch. The house was built in 1945.
- The addition will be a garage and storage area on the first level and a bedroom and bathroom on the second level.
- Stated they will be continuing the same setbacks and not increasing any existing setbacks.

8:12PM Opened to the Public

Seeing and hearing None.

8:12PM Closed to the Public

Mr. Bernstein

- Reviewed the conditions of approval.

Motion to approve the above application.

Moved by Member Walsh, and Seconded by Member Caruso.

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

4)	<b>CASE NO.</b> <b>APPLICANT/OWNER</b> <b>LOCATION:</b>	1774 BRIAN & REBECCA ROMANOWSKY 17 TOWNSEND AVE. CEDAR KNOLLS
	<b>BLOCK:</b> 2102	<b>LOT:</b> 9 <b>ZONE:</b> R-15

Applicant is seeking permission to construct a front porch. Applicant is seeking relief from section 166-173A (2)

**Board decision due by: OCTOBER 20, 2015**

Mr. Romanowsky, was sworn by the Board Attorney.

Mr. Romanowsky

- The house was built in approximately 1972.
- The house already violates the front yard setback.
- Is seeking permission to replace the cement porch with a wooden one, and have it go across the entire front of the home with a roof.
- This will add to the aesthetics of the house.
- The front setback would be 28 feet from one corner of the porch and 26 feet from the other corner. 40 feet is the requirement.
- The porch will go across the front of the home and it will be 33 feet wide and will have a roof over it.
- Stated that on Townsend many of the homes are closer to the road than 40 feet and many are closer than the proposed front porch will be.

Ms. Fomchenko

- The addition of the porch will make the house aesthetically pleasing and will be a nice addition.

8:22PM Opened to the Public  
Seeing and hearing None.  
Closed to the Public.

Mr. Bernstein

- Reviewed the conditions.

Motion to approve with conditions.

Moved by Member Walsh, and seconded by Member Linfante.

Members Caruso, Walsh, Linfante, Neidhardt, Donaldson, Fomchenko, and Stanziale voted to approve the above application with conditions 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