

Minutes of the Board of Adjustment of the  
Township Of Hanover  
AUGUST 4, 2015

Acting Chairwoman Carol Fomchenko called the Meeting to order at 7:31PM 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, Hingos, Iradi, and Neidhardt.

Absent were Members: Linfante, Stanziale, and Walsh.

Also present were Board Attorney, Michael Sullivan who was covering for Daniel Bernstein and Township Engineer, Gerardo Maceira, PE.

Public Business Presented

**I. RESOLUTION TO BE MEMORIALIZED**

<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 WHIPPANY
	<b>BLOCK:</b> 3502	<b>LOT:</b> 4 <b>ZONE:</b> R-15

Applicant sought permission to construct a second story addition to an existing single family home. Applicant sought relief from sections 166-173A(3), 166-173A(2), and 166-114B(1). Application approved July 7, 2015.

Motion to memorialize the above resolution as written.

Moved by Member Neidhardt, and Seconded by Member Donaldson.

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

- 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 sought permission to construct a two story addition to the existing home. Applicant sought relief from sections 166-176B, 166-176C, and 166-154C. Application approved July 7, 2015.

Motion to memorialize the above resolution as written.

Moved by Member Neidhardt, and Seconded by Member Caruso.

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

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

Applicant sought permission to construct an addition 300 sq. feet of decking and an addition to the right side of the existing home. Applicant sought relief from sections 166-173A(2), 166-173 A(3). Application approved July 7, 2015.

Motion to memorialize the above resolution as written.

Moved by Neidhardt, and Seconded by Member Donaldson.

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

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

Applicant sought permission to construct a front porch. Applicant sought relief from section 166-173A (2). Application approved July 7, 2015.

Motion to memorialize the above resolution as written.

Moved by Member Neidhardt, and Seconded by Member Caruso.

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

**II. MINUTES - JULY 7, 2015**

Motion to approve the July 7<sup>th</sup>, 2015 Minutes as written.

Moved by Member Neidhardt, and Seconded by Member Donaldson.

Members Caruso, Hingos, Neidhardt, Donaldson, Iradi, and Fomchenko voted in favor of approving the Minutes as written and no members voted against the Minutes.

**III. PUBLIC HEARINGS**

- 1) **CASE NO.** 1777  
**APPLICANT/OWNER** EUGENE AND WENDY POTKAY  
**LOCATION:** 61 MANGER ROAD  
CEDAR KNOLLS  
**BLOCK:** 604           **LOT:** 38           **ZONE:** R-25

Applicant is seeking permission to replace existing deck with a slightly larger deck and updated materials as well as update the record to show the previously approved relief from sections 166-167B and 166-154C.

Applicant is currently seeking relief from sections 166-113.1 as well as any and all other variances that may be required.

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

Eugen Potkay, Applicant and Geoff Gogan, Architect and Planner were sworn in by the Board Attorney, Mr. Sullivan.

Mr. Potkay

- Gave an overview of the prior approvals granted on this house.
- The current deck is Cedar and is not particularly functional.
- He would like to replace the deck with a synthetic material and reconstruct it so it would be more suitable for what they are looking for.
- A two level deck is being proposed with a small lower level for a hot tub. The stairs would be reconfigured also.
- Aluminum railings will be installed.
- The deck would be pushed out 4ft.
- It will be built on 12X12 construction.

Mr. Gogan

- Entered Exhibits.
- A-1 (Sheet C1 with color added)
- A-2 (Sheet C2 with color added)
- A-3 (Sheet A1 with color added)
- He gave an overview of the current layout of the property and the surrounding area.
- He described the proposed deck and its location.
- He explained how the steps would be redesigned.
- The applicant is 9% over the allowable coverage, but it is mostly due to the driveway.
- They are making a minimal addition to the coverage.
- The entire old structure of the deck will be removed and new footings will be added.
- He reviewed the plans showing the proposed deck as well as the existing home and layout.
- There are retaining walls on the property for where the backyard steps down.
- Described the retaining walls and their location on the property.
- There are hardships with the shape and the steepness of the lot.
- Reviewed the C1 & C2 criteria for the granting of the relief.
- The deck will be high-end construction and maintenance free.

Mr. Neidhardt

- Questioned the Route 24 right of way. Questioned the supporting posts. Questioned the hot tub's location.

Mr. Potkay

- There is a small right of way associated with a culvert in the area.
- Posts are 6X6.

Mr. Gogan

- The hot tub will sit on the lower deck and will not be recessed.

Ms. Iradi

- Questioned the right of way and its location.

Mr. Potkay

- Described the area behind his home. It is a wooded area with a small culvert and other homes. The Route 24 right of way is a few homes away.

Ms. Iradi

- Questioned the removal of the concrete pad.

Ms. Fomchenko

- Questioned the increase in size of the new deck.

Mr. Gogan

- This deck will be 40% larger than the existing deck.

8:00PM Opened to the Public – Seeing None.

8:00PM Closed to the Public.

Mr. Potkay

- Will be completely residing the outside of the house.  
Will shield the lighting, so there is no glare to impact the neighbors.

Motion to approve with conditions.

Moved by Member Hingos, and Seconded by Member Neidhardt.

Members Caruso, Hingos, Neidhardt, Donaldson, Iradi, and Fomchenko all voted in favor of the application with conditions. No one voted against the application.

**2) CASE NO.** 1775  
**APPLICANT/OWNER** MARTIN AND DENISE GOULD  
**LOCATION:** 22 OAK BOULEVARD  
CEDAR KNOLLS  
**BLOCK:** 1310 **LOT:** 1 **ZONE:** R-10

Applicant is seeking permission to construct a covered wraparound porch and handicapped ramp. Applicant is seeking relief from sections 166-173A(2) as well as any and all other variances that may be required.

**Board decision due by: NOVEMBER 25, 2015**

Mr. Gould and Mr. Edward Rovetto were both sworn in by the Board Attorney.

Mr. Rovetto gave an overview of his qualifications and credentials as a licensed architect. He was accepted by the board as a professional licensed architect.

Mr. Rovetto

- Described the proposed addition.
- Reviewed Sheet A-3 showing the stone columns and the wrap around porch.
- The house will get a new roof and be sided.
- Referred to sheet T-1.
- Described the prior approval that Mr. Gould received.
- The proposed wrap around section is 8X11”.

Mr. Sullivan

- Questioned if this application that is before us tonight is approved will the 2014 approval be abandoned?

Mr. Gould – Yes the 2014 approval would be abandoned.

Mr. Gould

- Described the reasons for requesting the current design.

Mr. Sullivan

- The setback requested for this design is the same setbacks that were approved in 2014.

Mr. Neidhardt

- Questioned the width of the ramp.

Mr. Rovetto

- The proposed width is 3ft. 5in.

Mr. Gould

- We would like to go 4ft. wide if possible to allow for a power wheelchair.

Mr. Sullivan

- Feels the increase of one foot is minimal and it will not trigger any other variances.

Ms. Iradi

- Questioned the setback of the other homes in the area.

Mr. Gould

- Most homes are average and do not meet the setback requirements.

Mr. Rovetto

- The interior measurement of the ramp is 3ft.
- The roof over the porch will also be four feet.

Mr. Sullivan

- Summarized the conditions of the approval.

Mr. Caruso

- Questioned the length of the ramp and if a landing would be required. Concerned with us approving and then running into a code issue with the building department.

Mr. Gould

- The plans were looked at by the Building Dept. and the only issue was the front yard setback.

The Board feels that they will allow for a variance for the ramp interior walkway to be as wide as 4 feet. This would require a front yard setback of 23 feet where he originally applied for a 24 ft. setback.

8:29PM – Opened to the Public – Seeing None

8:29PM – Closed to the Public

Mr. Sullivan

- Summarized the conditions. The revised plans will be re-submitted to the township engineer for review and approval. It will address the wider ramp and roof width.

Motion to approve the application with conditions.

Moved by Member Neidhardt, and Seconded by Member Iradi.

Members Caruso, Hingos, Neidhardt, Donaldson, Iradi, and Fomchenko all voted in favor of the application with conditions. No members voted against the application.

**IV. ADJOURNMENT**

Meeting Adjourned at 8:32P.M.

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