

Minutes of the Board of Adjustment of the
Township Of Hanover
OCTOBER 15, 2015

Chairman Stanziale called the Meeting to order at 7:36PM 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, Linfante, Neidhardt, and Stanziale.

Absent were Members: Iradi and Walsh.

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

Public Business Presented

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTION TO BE MEMORIALIZED

1) CASE NO.	1776	
APPLICANT	JOHN ANNINO	
OWNER	JOHN A. & KAREN B. ANNINO	
LOCATION:	27 ERTMAN DRIVE WHIPPAY	
BLOCK: 4502	LOT: 6	ZONE: R-15

Applicant sought permission to construct a portico over the existing front porch.
Applicant sought relief from sections 166-173A (2). Application approved September 1, 2015

Motion to memorialize the above resolution as written.

Moved by Member Neidhardt, and Seconded by Member Hingos.

Members Caruso, Hingos, Neidhardt, Donaldson, and Stanziale all voted in favor of memorializing the above resolution and no Members were opposed.

IV. MINUTES - SEPTEMBER 1, 2015

Motion to approve the September 1, 2015 Minutes as written.

Moved by Member Hingos, and Seconded by Member Neidhardt.

Voice Vote – All present in favor.

V. PUBLIC HEARINGS

1)	CASE NO.	1779
	APPLICANT/OWNER	NEVA M. CARNEVALE
	LOCATION:	249 JOHNSON ROAD
		MORRIS PLAINS (CEDAR KNOLLS)
	BLOCK: 201	LOT: 1
		ZONE: R-25

Applicant is seeking permission to construct a deck in the rear of the home extending over the existing cement patio and to install a hot tub on the proposed deck. Applicant is seeking relief from sections 166-165F and 166-136 C and D

Board decision due by: December 29, 2015

Neva Carnevale was sworn in by the Board Attorney.

- Would like to install a deck with a hot tub on the deck.
- She reviewed the variances that are needed.
- She gave the reasons for wanting the deck to be even with the house.
- There is a natural tree buffer along the side of the property line.
- She referred to the photos that were included with her application packet showing the existing patio and doorway.

Mr. Weir – Contractor for the applicant was sworn in by the board attorney.

- The proposed location is the most feasible location for the proposed deck and hot tub with the configuration of the house.

Ms. Carnevale

- The backyard is very narrow and the house is already in violation.

Mr. Weir

- The current deck is 13 feet and the new deck will be 16 feet.

Ms. Carnevale

- Backyard faces the side of her neighbor's deck.

Mr. Weir

- The distance is 73 feet from deck to deck.
- The current concrete stairs from the house to the patio do not have a landing.

7:48PM Opened to the Public for questioning and comments.

7:48PM Hearing none, seeing none. Closed to the public.

Ms. Carnevale

- The lighting for the hot tub is located inside the hot tub. There is currently lighting located on the house.

Motion to approve the above application with conditions.

Moved by Member Linfante, and Seconded by Member Fomchenko.

Members Caruso, Hingos, Linfante, Neidhardt, Donaldson, Fomchenko, and Stanziale all voted in favor of the application with conditions and no members were opposed.

2)	CASE NO.	1724-R1
	APPLICANT	WHIPPANY LODGING, LLC
	OWNER	HANOVER ASSOCIATES
	LOCATION:	1255 ROUTE 10 EAST WHIPPANY
	BLOCK: 1102	LOT: 2
		ZONE: I-B

Applicant is seeking amended final site plan approval to modify requirements relating to filing of complete plans. Case partially heard and carried from March 19, 2015

Board decision due by: OCTOBER 31, 2015

Joseph O'Neill, attorney for the applicant is here to give a status update.

Adnad Khan, Engineer, is running late.

DOT has denied the access application.

Mr. O'Neill

- Is looking for clarification from the DOT on how they want to identify that there is no egress from the location.
- Is expecting to have revised plans soon and wants to meet with the DOT by the end of the month.
- Will be filing an amended application with the Board for the amended access.
- Asking for an extension to modify the application.

Mr. Maceira

- Discussed with Mr. O'Neill the HSA letter of May 21, 2015.
- The easement agreement and the application were discussed also.
- The letter of denial from the DOT was requested.

Mr. O'Neill

- Will get the letter of denial over to Mr. Maceira.
- Explained the history of the hotel on the site.

- Carried to January 21, 2016. New plans are to be submitted to the board and its professionals prior to the hearing date of January 21, 2016 with enough time for the professionals to review the revised application and plans prior to the hearing.

Extension of time granted until January 31, 2016. Letter to be sent to Board Secretary confirming extension

Adnad Kahn the Engineer for the applicant never showed to the meeting.

This application is being carried to January 21, 2016.

VI. ADJOURNMENT

Meeting Adjourned at 8:04P.M.

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