

Members Caruso, Fomchenko, Neidhardt, Walsh, and Stanziale all voted in favor of the resolution to be memorialized, and no members voted against.

II. MINUTES - JANUARY 21, 2016

Motion to approve the above January 21, 2016 Minutes as written.

Moved by Member Neidhardt.

Seconded by Member Caruso.

Voice Vote – All present in favor.

III. PUBLIC HEARINGS

- | | | |
|--------------------|-------------------------------|-------------------|
| 1) CASE NO. | 1785 | |
| APPLICANT | BRIAN GONSAR | |
| OWNER | BRIAN GONSAR AND DINA DELEASA | |
| LOCATION: | 15 JEFFRIE TRAIL | |
| | WHIPPANY | |
| BLOCK: 5407 | LOT: 15 | ZONE: R-15 |

Applicant is seeking “C” Variances for relief from section 166-173 A (3). Applicant is proposing to construct a second story addition to the existing single family home.

Board decision due by: JUNE 8, 2016

Brian Gonsar and Dina Deleassa-Gonsar were sworn in by the Board Attorney.

John Giammarion, architect for the applicant, was sworn in by the Board Attorney, and was accepted by the Board as a professional architect.

Bill Werner, builder for the applicant, was sworn in by the Board Attorney.

Kevin Jonas, builder for the applicant, was sworn by the Board Attorney.

Mr. Gonsar

- Gave a description of the existing single story home. He wants to update the home, which has not been updated since the 1950s.
- He gave the reasons for the requested variance.
- Building up on the existing home requires an 18 foot side yard.
- All of the other setbacks and heights meet the requirements.
- The 2 foot cantilevers in the rear do not impact the rear yard setback and do not create variances.

- The new deck is within the setback and conforms.

Mr. Giammarino

- Gave an overview of the existing single story ranch home.

Kevin Jonas

- The builder will use high end materials but will keep the feel of the existing neighborhood. We want to upgrade to a more modern home.
- The updated materials will bring value to the home and the neighborhood. The family home will look beautiful in this great neighborhood.

Mr. Gonsar – Entered 16 photo exhibits into the record.

- Exhibit A-1 – Front yard between 13 Jeffrie and 15 Jeffrie. (Non-variance side).
- Exhibit A-2 – Non-complying backyard. (Variance side).
- Exhibit A-3 – Non-complying front side. (Variance side).
- Exhibit A-4 – Front yard. Non-complying side.
- Exhibit A-5 – Two story house on Longview. (Intersection).
- Exhibit A-6 – Longview (intersection).
- Exhibit A-7 – Longview (intersection).
- Exhibit A-8 – Longview (intersection).
- Exhibit A-9 – Hilltop (intersection).
- Exhibit A-10 – Hilltop (intersection).
- Exhibit A-11 – Hilltop (intersection).
- Exhibit A-12 – 5 Sharon Drive.
- Exhibit A-13 – Two story house on Deerfield.
- Exhibit A-14 – 33 Deerfield (parallel)
- Exhibit A-15 – 36 Deerfield (parallel)
- Exhibit A-16 – 23 Cove Land Road.

7:55PM – Opened to the public for questions and concerns.

Karen London, 17 Jeffrie Trail.

- Questioned the impact the addition would have on her solar panels which are located on her home.

Mr. Giammarino

- The only blocking of sun on the solar panels would be from the setting sun.
- The slope is so low that the sun would have to be practically setting to affect the solar panels. A tree would block more.

Mr. Maceira

- Stated he was not an expert in the field but than in his professional opinion the impact would be minimal if at all.

Ms. London

- Does not want her income to be affected by this addition.

- She had to meet a certain criteria in order to have solar panels installed.
- She did not call the solar panel company to see what the impact may be.

Otto Mechior, 10 Jacques Terrance.

- Questioned how far the other two story homes are to this property.

Mr. Gonsar

- Gave a description of the locations of the two story homes.

Mrs. London

- Questioned if any of the two story homes in the Exhibit pictures required a variance.

8:14PM – Closed to the Public for Questions and Concerns.

Mr. Bernstein

- Questioned Mr. Gonsar regarding the trees and the locations of the existing trees. The large trees are in the back of the home.

Mr. Gonsar

- Clarified the location of the two story homes.

8:18PM – Opened to the Public for Questions and Concerns.

Karen London, was sworn by the Board Attorney.

- Ms. London does not object to the Gonsars' making their home more beautiful. Her only concern is the impact of the two story home on her solar panels. She feels the two story home would look ridiculous in their neighborhood.

Mr. Bernstein

- Questioned Ms. London as to why she didn't call the solar company yet.

Mr. Caruso

- Questioned if when they had the solar panels installed, did they consider the facts that maybe someone in the neighborhood could build an addition at some point in the future.

Ms. London

- This was not an issue 9 years ago.

Otto Mechior was sworn in by the Board Attorney.

- Read a statement into the record requesting the application to be denied.

8:33PM – Closed to the Public for Questions and Concerns.

Motion to approve the above application with conditions.

Moved by Member Walsh.
Seconded by Member Neidhardt.

Members Caruso, Fomchenko, Neidhardt, Iradi, Walsh, and Stanziale all voted in favor of the application with conditions, and no members voted against.

IV. ADJOURNMENT

Meeting Adjourned at 8:35P.M.

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