

III. PUBLIC HEARINGS

1)	CASE NO.	1793
	APPLICANT/OWNER	PERPARIM & LEONORA LLANAJ
	LOCATION	7 TOWNSEND AVE. CEDAR KNOLLS
	BLOCK: 2102	LOT: 4
		ZONE: R-15

Applicant is seeking permission to construct a second story addition over the existing home. The applicant is seeking "C" variance relief from sections 166-173A(3), 166-173A(1), 166-173A(2), 166-113.1, 166-154C, 166-167B AND "D" variance relief from sections 166-113.1 as well as any and all other variances that may be required.

Board decision due by: OCTOBER 20, 2016

Brian Romanowsky introduced himself as an attorney, neighbor and friend to the applicants named above.

Perparim Llanaj- Applicant

- Sworn in by board attorney.
- Would like to build up to in order to gain more room.
- There are four people in the family with only one bathroom.
- Small house without enough room.
- Does not have room when parents come from his country (Albania) to visit.
- Parents are not moving in permanently and no kitchen will be added to second floor.

Opened to public
Seeing none and hearing none.
Closed to public

Lucuiano Llanaj- Son of Applicant

- Sworn in by board attorney.
- Moved in to the home six years ago.
- Loves the area and neighborhood is great.
- Bedrooms are really small and only one bathroom.
- Plans on living in the home for a long time and would like room for family when they come to visit.

Opened to public
Seeing none and hearing none
Closed to public

Geoffrey Gogan- Architect for Applicant

- Sworn in by board attorney Daniel Bernstein.
- Gave overview of educational and professional background.
- Does planning along with architecture.
- Reviewed plans and proposed floor plans.
- Seeing a trend in the area that more parents are moving in with children and children living with parents longer.
- Proposal to put first floor over second floor.
- New gable roof over front porch and second floor exiting the home.
- The first floor windows will remain.
- Dormer effect in the back of the house which isn't a true dormer, just a decorative piece of roof.
- Chimney will be extended up on the left side of home.
- There will be a 6.9 foot side yard on left side of house, considered notching second level, but it did not work with the layout of home.
- There is an unfinished attic in the house with a pull down staircase proposed; this will not be a living space.
- The basement is unfinished.

Blais Brancheau- Township Planner

- Sworn in by board attorney Daniel Bernstein.

Mr. Linfante

- Had a discussion with applicant's son Luciano and Mr. Grogan regarding the rooms and sizes and how they are laid out now and the approximate dimensions of each room.
- Discussion regarding the proposed first floor layout and the proposed sizes of the rooms.
- Reviewed the second floor proposed layouts and room sizes.
- It is obvious what is there now is functionally obsolete.

Mr. Gogan

- Looking for a simple middle class solution with no fancy master suites and whirlpool tub, so it can be a functional simple middle class home.

Mr. Brancheau

- If you removed the front porch you would reduce FAR by 3%.
- If the porch is not enclosed it does not count as FAR.

Mr. Llanaj

- Would like to keep the enclosed porch, likes the fact that you don't walk directly into the house and it keeps the house warm.

Luciano Llanaj

- Not using the front porch now because of other problems with the home. Because closet space is limited they are using the porch as a storage area.
- He likes the porch and they would like to keep it and use it as a sitting area or breakfast area.
- Reviewed the aerial layout of the neighborhood and reviewed which homes are two stories and what are on the second floors of those homes.

Mr. Brancheau

- Reviewed the property record cards for the homes on the block.
- Reviewed all the blocks and lots and how many stories each home has.

Mr. Walsh

- On the block there are only four homes that do not have second story living space.

Mr. Brancheau

- Reviewed the floor area for just the living spaces of the dwellings on the block.

Mr. Gogan

- For this home it is very modest and not of whack with the neighborhood.
- A-1 Sheet A-3 Colored photo.
- A-2 Photo aerial view looking north.
- A-3 Photo from Ridgedale looking down Townsend.
- A-4 Photo of applicant's house towards Ridgedale.
- A-5 View of Townsend Ave looking southwest.
- A-6 Colored aerial photo of neighborhood.
- When applicant bought the home the porch was already enclosed.
- Removed all rotted wood and they rebuilt the porch with interior wood.

Mr. Romanowsky

- Applicant would like to add a 200ft deck onto the back of the home.

Mr. Gogan

- Briefly reviewed the pre-existing variances.

Mr. Brancheau

- Small column area over front porch would increase the building coverage by 15sq ft.
- A-7 Colorized 200 foot radius map.

Mr. Gogan

- Side-yard variance has 6.09 foot existing side yard where 15 foot is required for one story and for a two story home 18 foot is required.
- The height of the new home will be 28 feet from the first floor.
- Discussed the minimum height to setback ratio.
- Reviewed the C1 Hardship variances – lot area.
- C2- positive criteria was met and reviewed the reasons why they meet the positive criteria under certain sections.
- Feels the granting of these variances outweighs the negative impact.
- The house backs up to the protected green acres property.
- Does not imagine any substantial detriment or negative impact to the area.

Open to Public
Seeing none and hearing none
Closed to Public

Mr. Bernstein

- Summarized the conditions.

A motion was made by member Linfante to approve with conditions as outlined by the board attorney and seconded by member Fomchenko.

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

Applicant is seeking Amended Preliminary and Final Site Plan, modifications of conditions for final approval concerning filing of finalized plans and such other Variance approvals and waivers from the requirements of the Zoning Ordinance as may be deemed necessary or required.

