

Minutes of the Board of Adjustment of the
Township Of Hanover
August 1, 2017

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, Fomchenko, Hingos, Linfante and Walsh

Absent were Members: Donaldson, Iradi, Neidhardt and Chairman Stanziale

Also present were Board Attorney, Brian Schwartz and Township Planner Blais Brancheau

Public Business Presented

I. RESOLUTION TO BE MEMORIALIZED

1)	CASE NO.	1803
	APPLICANT/OWNER	DONALD C. GODFREY
	LOCATION:	120 AND 122 RIDGEDALE AVENUE CEDAR KNOLLS
	BLOCK: 1404	LOT: 21
		ZONE: R-10

Applicant sought preliminary and final site plan, "C" & "D" variances and a certification of a nonconforming use/structure. APPLICATION APPROVED WITH CONDITIONS JULY 20, 2017.

Deferred to the September 5th, 2017 meeting. The applicants attorney waived the 45 days for adoption of the resolution per applicant's attorney's email dated August 1, 2017.

II. MINUTES JULY 20, 2017

A motion was made to adopt the minutes as written with one amendment on page 6.

Motioned by Member Fomchenko and seconded by Member Caruso.

Voice vote, all present were in favor.

Keith Gianakopoulos – Architect for the Applicant

- Sworn in by Board Attorney, Brian Schwartz.
- Gave an overview of his educational and professional background.
- Accepted by the Board as an architectural expert.
- The survey is based on Lakeland Surveying's survey dated September 23, 2017.
- Exhibit A-1 Colorized Plan Set
- Exhibit A-2 Color Phot Board
- The property currently has a single family cape cod with a 40 ft. long garage.
- The lot is just under the 15k sq. foot requirement at 13, 250 sq. feet and is slightly more narrow than the 100ft requirement at 95'.
- 9.7 feet on the right side of the property where 18 ft. is required.
- It will not encroach any further on the neighbor's property than what currently exists.
- Proposing to increase the height but will be 30' therefore does not require a height variance.
- The property is currently over the impervious coverage and eliminating part of the garage in the back and concrete on back of house to bring down within the impervious coverage limits.
- The impervious coverage is 5,194 sq. ft. and the proposed is 4,660 sq. ft.
- Described the proposed addition and the modifications.
- The first floor structure will remain and the second level will be modified.
- Described the exterior materials.
- There would be maintenance free columns at the stone base and the stoop.
- Metal roof balance of the facades will be stucco and the shingle roofs would be asphalt.

Mr. Brancheau

- Gave the overview of how the average height is calculated per the Township Code.

Mr. Gianakopoulos

- Reviewed all the exterior elevations of the proposed home and will be removing 8 feet off of the rear of the existing garage.

Open to the public
Seeing and hearing none
Closed to the public

Mr. Brancheau

- Questioned and clarified that this will not be a complete tear down.

Mr. Gianakopoulos

- Stated on the record that this will not be a tear down.

Frank D. Mileto – Planner for the Applicant

- Sworn in by Board Attorney.
- Gave an overview of his educational and professional background.
- Accepted by the Board as a Professional Planner.
- Addressed the side yard variance and side yard combined variance that is being requested.
- Gave an overview of the existing development and the existing conditions with the surrounding neighborhood.
- Reviewed the balancing test where the benefit outweighs the detriment.
- Reduced overall coverage and this development are more consistent with the neighborhood.
- The land use plan exists to promote to new and existing layout and the existing house is obsolete and undesirable.

Mr. Schwartz

- Questioned the vertical variance.

Mr. Mileto

- There is no room to purchase additional land from either of the side neighbors due to the fact they are fully developed.
- The height change increase is de Minimis and if there were a fire rescue they could easily be done without encroaching on the neighbor's property.
- Reviewed Mr. Brancheau's report that was dated July 31, 2017.

Mr. Gianakopoulos

- The Applicant is only proposing the removal of one tree and the rest will be pruned.

Mr. Brancheau

- A tree removal application is required and a preservation plan must be in place.

Open to the public
Seeing and hearing none
Closed to the public

Carmine Zammiello – Applicant

- Sworn in by Board Attorney
- He did not have any conversations with any of the neighbor's except for the neighbor on the side with the 9ft. side yard. They discussed the removal of a tree that sits on the property line.

Mr. Scheppis

- Gave summation of the application and the testimony that was presented tonight.

Board Attorney, Mr. Schwartz summarized the conditions.

A motion to approve with conditions was made by Member Linfante and seconded by member Hingos.

Members Caruso, Fomchenko, Hingos, Linfante and Walsh were all in favor to approve with conditions.

IV. ADJOURNMENT

Meeting Adjourned at 8:40P.M.

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