

Minutes of the Board of Adjustment of the
Township Of Hanover
November 7, 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, Hingos, Neidhardt, Iradi, Donaldson, Walsh, and Chairman Stanziale

Absent were Members: Fomchenko, and Linfante

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

Public Business Presented

I. RESOLUTION TO BE MEMORIALIZED

1)	CASE NO.	1812
	APPLICANT/OWNER	PATRICK & PATRICIA BURKE
	LOCATION:	8 LLEWELLYN CT. WHIPPANY
	BLOCK: 3704	LOT: 24
		ZONE: R-15

Applicant is sought "C" variances for a side yard violation. Application approved September 21, 2017.

Motion to adopt resolution as written.

Roll Call Vote

Moved By: Vice-Chairman Walsh

Seconded By: Member Hingos

Voting in Favor: Members Caruso, Hingos, Iradi, Donaldson, and Chairman Stanziale

Voting Against: None

2) **CASE NO.** 1783

APPLICANT/OWNER JEFFERSON PROPERTIES MANAGEMENT &
DEVELOPMENT LLC
LOCATION: 40 SOUTH JEFFERSON ROAD
WHIPPANY
BLOCK: 2904 LOT: 4 ZONE: I

The resolution for this property was deferred to a later date.

II. MINUTES October 19, 2017

The minutes of the last meeting are not yet done so their approval will be deferred to a later date.

III. PUBLIC HEARINGS

1) **CASE NO.** 1806
APPLICANT/OWNER 26 PARSIPPANY ROAD LLC
LOCATION: 26 PARSIPPANY ROAD
WHIPPANY
BLOCK: 4204 LOT: 1 ZONE: BP-2

Applicant is seeking “D” variance relief for zone use, density and height. **Application carried to the January 18, 2018 meeting with no further proof of notice required.**

Secretary read letter dated October 25, 2017 from applicant to carry application to January 18, 2018.

Board decision due by: JANUARY 18, 2018

2) **CASE NO.** 1814
APPLICANT/OWNER ROBERT & KATHRYN KRIMMEL
LOCATION: 37 LOCUST DR.
CEDAR KNOLLS
BLOCK: 102 LOT: 1 ZONE: R-15

Applicant is seeking Residential “C” variances in order to construct a formal dining room, master bedroom, front porch and deck.

Board decision due by: JANUARY 5, 2018

Jeffry McEntee, architect for the applicant, Robert John Krimmel, and Katheryn Ann Krimmel were sworn in by the Board Attorney.

Robert Krimmel – Home Owner

- Gave an overview of why they would like the addition to their home.
- They have lived in town for 8 years and are very committed to staying in town as they do not plan to move.
- They come from a very large family and need the extra room for family gatherings.
- Dining room addition would accommodate the large family.
- There are currently no windows looking out to the side street and the addition would put a window facing the street.
- Their current patio is just concrete and it is pitched wrong so it causes issues within the house and will have to be torn up anyway.
- A-1: Photo board of homes on Locust, proposed and existing plans.
- A-2: Houses in neighborhood that have done similar additions – with google map location.
- A-3: Zoning Map – zoomed in area map.
- Mr. Krimmel took the photos recently and they have not been altered in any way.
- There are Green Acres land behind their home.

Jeffry McEntee

- Gave professional and educational background.
- Accepted by the board.
- Exhibit A-4: Instant street view 36 Locust Dr. – Google Earth
- Went over Architectural plans A-1 through A-4
- Proposing a 25 ft. 8 inch ridge.
- Reviewed the proposed floor plan layout.
- The existing structure was built around 1956 has 2,178 sq. ft. of living space
- With the proposed expansion the living space will be 3,067 sq. feet where the maximum in this zone is 3,600 sq. ft.
- The expansion of the home does comply as the property is slightly undersized.
- The property is defined as a corner lot with the 40 ft. front yard setback required.
- Gave overview of the front yard setback violations.
- Gave the reasons why the proposed addition was designed the way he designed it.
- The plans need to be revised to have the setbacks corrected on the plan.

Mr. Blais Brancheau – Township Planner

- Sworn in by board attorney.

Mr. Gerardo Maceira – Professional Engineer

- Sworn in by board attorney.

Mr. Brancheau

- Gave overview of why the variances are needed.
- There is no neighborhood pattern and must default to 40 ft. setback.
- Ordinance in effect at the time of construction (1956) corner lots are based upon existing conditions.
- In this case the house is located where it was permitted to be located and built per the ordinance that was in effect at the time of construction – current zoning renders it no longer conforming to the current zoning ordinance.
- The Borough of Morris Plains owns the open space behind the Krimmels home.

Ms. Iradi

- Jim Fear Park is behind this home and there are no houses fronting on Thonus – only the neighbor’s driveway is accessible from Thonus but fronts on Locust.

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

Mr. Walsh

- Reviewed Mr. Brancheau’s report and the deck does not need a setback

Mr. Brancheau

- Reviewed the ordinance as to why the deck does not need a variance.

Mrs. Krimmel

- All faces are going to match and there will be no sky glow.

A motion to approve variance with conditions.

Roll Call Vote

Moved By: Member Iradi

Seconded By: Member Donaldson

Voting in Favor: Members Caruso, Hingos, Neidhardt, Iradi, Donaldson, and Vice-Chairman Walsh and Chairman Stanziale

Voting Against: None

I. ADJOURNMENT

Meeting Adjourned at 8:18 P.M.

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