

Minutes of the Board of Adjustment of the
Township Of Hanover
April 3, 2018

Due to the courtroom recording system not working the meeting was held in conference room
“A”

Chairman Stanziale called the Meeting to order at 7:31 PM 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: Alwell, Caruso, Hingos, Iradi, Neidhardt, Chairman
Stanziale, and Walsh

Absent were Members: Donaldson and Fomchenko

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

Public Business Presented

I. RESOLUTIONS – The following resolutions were deferred to a later date.

- 1) **CASE NO.** 1819
APPLICANT/OWNER DEBORAH CHIMENTO
LOCATION: 94 REYNOLDS AVE.
WHIPPANY
BLOCK: 7701 **LOT: 1** **ZONE: R-15**
- 2) **CASE NO.** 1820
APPLICANT/OWNER GREGORY HUBBARD
LOCATION: 32 CRESCENT DR.
WHIPPANY
BLOCK: 5604 **LOT: 6** **ZONE: R-15**
- 3) **CASE NO.** 1813
APPLICANT/OWNER LOT 25 SADDLELAKE REAL ESTATE LLC
OWNER LOT 26.02 EUGENE AND CHRISTINE FRAZIER
LOCATION: 41 & 39 RIDGEDALE AVE.
CEDAR KNOLLS
BLOCK: 2701 **LOTS: 25 & 26.02** **ZONE: R-25**
- 4) **CASE NO.** 1660-R3
APPLICANT/OWNER 101 WHIPPANY ROAD LLC
LOCATION: 101 WHIPPANY RD.

	BLOCK: 5801	LOT: 6	WHIPPANY ZONE: R-25
5)	CASE NO.		1783
	APPLICANT/OWNER		JEFFERSON PROPERTIES MANAGEMENT & DEVELOPMENT LLC
	LOCATION:		40 SOUTH JEFFERSON ROAD WHIPPANY
	BLOCK: 2904	LOT: 4	ZONE: I

Mr. Bernstein explained that there are several discrepancies in the Jefferson Properties testimony and all needs to be clarified.

Mr. Brancheau

- Met with William Hamilton to go over exhibits and record to determine the number of trucks etc.
- Explained to the Board the discrepancies and how they are working with the applicants professionals to work them out.

II. MINUTES – February 6, 2018
February 15, 2018
March 15, 2018

Mr. Alwell noted that in the March 15, 2018 Minutes on page 8 the fence length should be 110 ft., not 10 ft.

Vice Chairman Walsh abstained from voting on the February 6, 2018 minutes.

Motion to approve with minor type correction on page 8 of the March 15, 2018 minutes from 10 ft. to 110 ft. was moved by Member Alwell and seconded by Member Hingos.

There was a voice vote and all Members present were in favor of adoption of the minutes.

III. PUBLIC HEARINGS

1)	CASE NO.		1821
	APPLICANT OWNER		ANTHONY USAVAGE ANTHONY & SAMANTHA USAVAGE
	LOCATION:		51 LOCUST DRIVE MORRIS PLAINS (CEDAR KNOLLS)
	BLOCK: 501	LOT: 7	ZONE: R-15

Applicant is seeking “C” variance relief in order to construct a solid six-foot vinyl fence that is located in the second front yard on a corner lot along Poplar Drive. When the maximum

permitted height in 3.5 feet and at least 50% openings are required in the fence. Case partially heard and carried from March 15, 2018.

Board decision due by: May 8, 2018

Ms. Iradi recused herself from this case.

Mr. Usavage

- Was reminded by the Chairman that he is still under oath.
- Would like to have a 48 inch high fence with a 50% opening.
- Fence would be located 61 ft. off of Locust Drive.
- The proposed fence is at least 35 ft. away from the stop sign if you are coming down Poplar.
- The fence is far enough off that a driver would be able to see on Locust without site line issues.
- Described where the fence would be.
- Added a gate at the top on the side because according to professionals it was the best place for it.
- Exhibit A-6: Survey showing fence setbacks.
- Exhibit A-7: A photo array of 6 photos depicting the height of the neighbors 48 inch chain link fence, the end of the neighbors chain link fence, the distance of the existing fence from the sidewalk and curb, a measurement of the fence showing it being 61 ft. from the curb, the distance from the stop sign to the potential end of the fence, and the side yard next to the house.

Mr. Brancheau

- Height is 6 inches higher than allowed and would still need a variance.
- The fence is now 50% open and complies.

The Board is requesting that if the fence is approved the applicant must supply a manufacturer's cut sheet for the fence that is chosen so that the Township Planner can review and approve for 50% openness.

Mr. Brancheau

- This is now just a height variance.
- Reviewed the approval and the compliance review process and how they work.

The Board discussed the fence location and the approvals that may be granted.

Mr. Bernstein

- Clarified what the motion would be if a motion to approve was made.
- The fence will be 48" in height, a spec sheet is required, 50% open fence, plans need to be revised; and the 48" fence will be 31 ft. out from house, parallel to Poplar.

- Revised plan must include detail of fence.

Mr. Brancheau

- Dimension line on exhibit A-6 should be drawn from Belgium Block curb and it should be 61 ft.
- Show the correction dimensioning from Locust and Poplar.

Open to the public

Seeing and hearing none

Closed to the public

Motion to approve with modifications and conditions was made by Member Walsh and seconded by Member Hingos.

Members Alwell, Caruso, Hingos, Neidhardt, Walsh, and Chairman Stanziale voted in favor of approving the application and no members voted against.

1)	CASE NO.	1823
	APPLICANT/OWNER	VICTOR AND JOAN FEDSCHUN
	LOCATION:	19 BOULEVARD ROAD
		CEDAR KNOLLS
	BLOCK: 2601	LOT: 11 ZONE: R-25

Applicant is seeking a “D” Use Variance to permit the property to continue to operate as a two family rental home. Case was carried to May 1, 2018.

Board decision due by: June 9, 2018

IV. ADJOURNMENT

Motion to adjourn by Member Walsh and seconded by Member Hingos.

Meeting Adjourned at 8:25 P.M.

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