

**Minutes of the Board of Adjustment of the
Township Of Hanover
April 1, 2014**

Chairman Benjamin Stanziale called the Meeting to order at 7:37 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: Caruso, Donaldson, Fomchenko, Hingos, Linfante, Neidhardt, Olsen, Stanziale, and Vigilante

Absent were Members:

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

Cases Presented

I. RESOLUTION TO BE MEMORIALIZED

- | | | |
|-----------|------------------------|-----------------------------------|
| 1) | CASE NO. | 1735 |
| | APPLICANT/OWNER | MICHAEL AND ELISSA TRUE |
| | LOCATION: | 144 CEDAR KNOLLS AVE CEDAR KNOLLS |
| | BLOCK: 3501 | LOT: 9 ZONE: R-25 |

Applicant sought to rebuild existing attached garage so it is structurally sound and aesthetically pleasing. Applicant sought to rebuild structure exactly as is except the peak of the roof will be 2'4" higher and floor brought up to existing living room. Applicant sought relief from sections 166-170B and 166-170C. Application approved March 20, 2014

Approved as written

Moved by Member Neidhardt, Seconded by Member Hingos

Members Voting "AYE" Vigilante, Fomchenko, Olsen, Hingos, Neidhardt, Donaldson, and Stanziale

Members Voting "NO" None

- | | | |
|-----------|------------------------|--|
| 2) | CASE NO. | 1740 |
| | APPLICANT/OWNER | ZZH II REAL ESTATE HOLDINGS, LLC
(JOHNSTONE SUPPLY) |
| | LOCATION: | 44-46-48 SOUTH JEFFERSON RD. |

Exhibit A-2 Photo board of 10 photos of existing homes in the area

Kenneth Fox - - This proposed home is still one of the smallest homes in the surrounding area

Gerardo Maceira – Township Engineer - Sworn in by Board Attorney - Reviewed the requirements for the R-15 zone and if this were in the R-15 zone it would be a conforming development

- House on the left has approximate side yard of 14 feet

Chairman Stanziale - Referred to survey in the application packet from 1992 prepared by Frederick Meola

- Shows two sheds - One of the sheds is gone and the existing shed is 12.8 from side and 17.2 from the rear line
- If shed needs to be rebuilt it will need a permit and to be in compliance with the ordinance

Fred Meola - - Crawl space will be approximately 4 feet in height

Opened to Public seeing none closed to public

Kenneth Fox – The top of the foundation will be reformed to be level and square

- House will be a two story with a sloped roof and dormers with a two car garage all designed and built by the modular company
- Existing home is 1168 square feet
-

Christopher Miller – Applicant - At this time no deck outback but one is proposed and will conform with setback requirements

Fred Meola –

- 2368 is foot print of the home total square footage is 3400
- Living space is approximately 3,000 square feet
- The modular home will be set in 1-2 days and closed in and the rest of the time will be preparing the insides
- Approximate time 8-12 weeks

Opened to public seeing none closed to the public

Daniel Bernstein – Board Attorney - Summarized the conditions if application approved

Motion to approve with conditions

Moved by Member Linfante, Seconded by Member Olsen

Members Voting "AYE" Vigilante, Fomchenko, Olsen, Hingos, Neidhardt, Linfante, and Stanziale

Members Voting "NO" None

Meeting Adjourned at 8:13 P.M.

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