

**Minutes of the Board of Adjustment of the
Township Of Hanover
June 3, 2014**

Chairman Benjamin Stanziale called the Meeting to order at 7:35 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, Hingos, Linfante, Neidhardt, Olsen, Stanziale, and Vigilante

Absent were Members: Donaldson, and Fomchenko

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

Cases Presented

I. MINUTES - May 6 & 15, 2014

Motion to approve as written

Moved by Member Linfante, Seconded by Member Olsen

Voice Vote All Present in Favor

II. PUBLIC HEARINGS

- | | |
|------------------------|---------------------------------|
| 1) CASE NO. | 1744 |
| APPLICANT/OWNER | Nelson and Christine Cantor |
| LOCATION: | 9 Boulevard Road Cedar Knolls |
| BLOCK: 2905 | LOT: 2 ZONE: R-25 |

Applicant is proposing to construct a second story addition to an existing single family structure. Applicant is seeking relief from sections 166-170B, 166-170C, 166-114 (B) (6), 166-154(c)

Board decision due by June 21, 2014

Nelson and Christine Cantor – Applicants – Sworn by Board Attorney

Christine Cantor – Requesting to put a dormer on the rear of the cape to add a bathroom and expand the two bedrooms.

Board - Questioned the location of the shed

Nelson Cantor - Added shed without a permit and it is over the property line.

- He will either take it down or move to a conforming location
- After more discussion
- The shed will be removed

Opened to the public - no one from the public spoke.

Closed to public.

Daniel Bernstein – Board Attorney - Read the conditions if approved

Motion to approve with conditions.

Moved by Member Linfante, Seconded by Member Olsen

Members Voting “AYE” Vigilante, Olsen, Hingos, Neidhardt, Caruso, Linfante, and Stanziale

Members Voting “NO” None

2)	CASE NO.	1745
	APPLICANT	Lazaros Tsilsoulas & Parthena Kontis
	OWNER	Parthena Kontis
	LOCATION:	160 Parsippany Road Whippany
	BLOCK: 8305	LOT: 1 ZONE: R-40

Applicant is proposing to construct an addition to an existing garage to include a storage area above the garage floor. Applicant is seeking “C” & “D” Variances and relief from sections 166-114B (1), 166-114B (2), 166-114B (9), 166-114B (10), and 166-136A.

Board decision due by: June 30, 2014

Members Stanziale and Caruso recused themselves from the following case

Member Vice - Chairman – Linfante- Took over chairing the meeting

Carmine Campanile – Applicants Attorney - Explained why the case no longer had a request for a "D" variance

Fred Meola - Engineer Surveyor and Planner for the applicant and Lazaros Tsilsoulas - Applicant - sworn by board attorney

Fred Meola - Engineer Surveyor and Planner for the applicant - Explained an overview of the site

- Property has residential home
- Two car garage, and a series of sheds in the rear of the property
- There is a 290' power line on the property and is surrounded by several commercial properties
- Property has a substantial grade to the east of the property
- Due to the grade of the property the garage will not appear to be higher than the existing home
- The existing home does not have a basement
- The roof is being raised in order to provide a space for storage due to the fact that the home does not have a basement
- Reviewed the variances requested for this site
- Reviewed Blais Brancheau's – Township Planner- Report dated April 16, 2014

Lazaros Tsilsoulas – Applicant - Will remove two out of the eight sheds

Opened to board for questions

Daniel Bernstein – Board Attorney - Questioned if the footprint of the garage will be changing.

- Questioned what the sheds are used for.

Member Linfante - Wants to hear why they want to keep six sheds.

- Will wait for owner to testify
- Discussed the proposed height of the garage

Daniel Bernstein – Board Attorney - There will be no plumbing or heat and only enough electric for lighting in the attic.

Fred Meola - Engineer Surveyor and Planner for the applicant Confirmed.

Member Neidhardt - Questioned commercial activities and if income from the hobby on this site

Fred Meola - Engineer Surveyor and Planner for the applicant - Did not see any commercial activity on the property when he was there.

Opened to the public seeing and hearing none from the public

Closed to the public

Lazaros Tsilsoulas – Applicant - Hobby is woodcarving and does not sell any of the items from his property

- Sheds are way down at the end of the property
- Some of the sheds were there when he bought the house
- Willing to take down two possibly three sheds

- Described which sheds he would take down

Opened to public

Closed to public

Member Vigilante - All of the sheds in the easement should not be in the easement

Member Linfante - Three sheds will be removed and if any other sheds come down they will not be reconstructed they will not rebuild the sheds

Motion to approve with conditions

Moved by Member Olsen, Seconded by Member Neidhardt

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

Members Voting "NO" None

Board Secretary – Kimberly Bongiorno - Explained which plans need to be revised

Meeting Adjourned at 8:15 P.M.

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