



AGENDA

BOARD OF ADJUSTMENT

THURSDAY, OCTOBER 17, 2019

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF HANOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY WILL HOLD A REGULARLY SCHEDULED PUBLIC MEETING ON THURSDAY, OCTOBER 17, 2019 AT THE MUNICIPAL BUILDING LOCATED AT 1000 ROUTE 10 WEST AND NORTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY, IN SAID TOWNSHIP AT 7:30 P.M.

THE FOLLOWING IS AN AGENDA FOR SAID MEETINGS AND FORMAL ACTION WILL BE TAKEN ON A PORTION OF THIS AGENDA. THE PUBLIC IS INVITED AND MAY ATTEND SAID MEETINGS SUBJECT TO THOSE AREAS OF CONSIDERATION DESIGNATED, IF ANY, FROM WHICH THE PUBLIC MAY BE EXCLUDED PURSUANT TO SECTION 7B & 8 OF THE LAWS OF 1975.

CONFERENCE ROOM "A" 7:00 PM

PUBLIC MEETING 7:30 P.M. IN THE MAIN MEETING ROOM

- I. STATEMENT BY PRESIDING OFFICER**
- II. ROLL CALL**
- III. RESOLUTION TO BE MEMORIALIZED**

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| 1) | CASE NO. | 1795-R1 |
| | APPLICANT | COBRA AUTO PARTS |
| | OWNER | JOE LASORSA & SONS, INC. |
| | LOCATION: | 156 PARSIPPANY ROAD |
| | | WHIPPANY |
| | BLOCK: 8503 | LOT: 4 |
| | | ZONE: R-40 |

Applicant sought an extension of prior approval while applicant considers viability of modifying the approved office structure to have a more residential structure appearance. Applicant also sought to amend the terms of the prior approval condition # 15 regarding the date by which site landscaping, fencing and parking area improvements are to be implemented. "D" variance relief was sought to increase the size of the office structure and location in front yard. **APPLICATION APPROVED SEPTEMBER 19, 2019.**

- IV. MINUTES** OCTOBER 1, 2019

V. PUBLIC HEARINGS

- 1) **CASE NO.** 1844
APPLICANT/OWNER ANGELA AND FRANK LENZI
LOCATION: 30 HANDZEL ROAD
WHIPPANY
BLOCK: 8201 **LOT:** 10 **ZONE:** R-30

Applicant is seeking “C” variance relief for the addition of a two car garage to the side of the home and converting the existing garage into living space. Construction of a covered patio to the rear of the home. Existing driveway removed and a new driveway installed. A pool and patio, new walkways and a shed are also proposed.
DUE TO ISSUES WITH NOTICE CASE CARRIED TO DECEMBER 3, 2019

Board decision due by: JANUARY 16, 2020

- 2) **CASE NO.** 1824
APPLICANT/OWNER JOHN & YVETTE VIEIRA
LOCATION: 26 CHESTNUT RD.
CEDAR KNOLLS
BLOCK: 801 **LOT:** 12 **ZONE:** R-10

Applicant is seeking “C” variance relief in order to reconstruct two upstairs bedrooms and a bathroom in order to provide more headroom and to add additional balconies.

Board decision due by: OCTOBER 24, 2019

- 3) **CASE NO.** 1842
APPLICANT/OWNER 26 PARSIPPANY ROAD LLC
LOCATION: 26 PARSIPPANY ROAD
WHIPPANY
BLOCK: 4204 **LOT:** 1 **ZONE:** BP-2

Applicant is seeking Preliminary and Final site plan approval and “C” variance relief in order to remove the existing industrial/office buildings and almost all of the other existing improvements on an 11.7-acre site, and to construct a multifamily housing development. The proposed development consists of 129 units in 9 buildings. Three types of units are proposed: townhome (1 unit in the same building with three stacked townhomes), stacked townhomes (44 units in six buildings – 2 to 7 units per building), and apartments (84 units in three buildings – 28 units per building). 20 of the 129 units will be restricted to occupancy by low- and moderate-income households. A one-story 1,950 sq. ft. clubhouse is also proposed, along with an outdoor pool adjacent to the clubhouse. The applicant also proposes other related site improvements.
PARTIALLY HEARD AND CARRIED FROM OCTOBER 1, 2019

Board decision due by: NOVEMBER 21, 2019

4) CASE NO. 1840
APPLICANT/OWNER EPCO SERVICES, INC.
LOCATION: 262 ROUTE 10 WEST
WHIPPANY
BLOCK: 7301 **LOT:** 9.01, 13 & 14 **ZONE:** B-10

Applicant is seeking preliminary and final site plan and “C” & “D” variances in order to construct a 130 room Springhill Suites by Marriott hotel. The proposed hotel includes a lobby/reception area, a variety of meeting rooms and a bar area with food service as well as other site improvements. **CASE CARRIED BY LETTER TO NOVEMBER 5, 2019**

Board decision due by: JANUARY 2, 2020

VI. OTHER BUSINESS:

VII. ADJOURNMENT