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October 29, 2026

PLANNING REPORT

Land Use Planning Board
Township of East Hanover
411 Ridgedale Avenue
East Hanover, NJ 07936

Re: Michael Lanzo and Taylor Pendergast
16 Stimis Lane
Block 5, Lot 87.02
Review Letter #1
Project No. EHB-0251

Dear Board Members,

Michael Lanzo and Taylor Pendergast, the Applicant, seek variance relief to construct a two-story addition to the south side of their home. The Applicant also proposes to modify the existing second story of the dwelling. The Applicant also proposes a new patio to the rear of the addition, a driveway extension, and to remove a portion of the existing driveway. The Application requires "C" variances, which are detailed in Section B.

The following documents, which were submitted in support of the Application, have been reviewed:

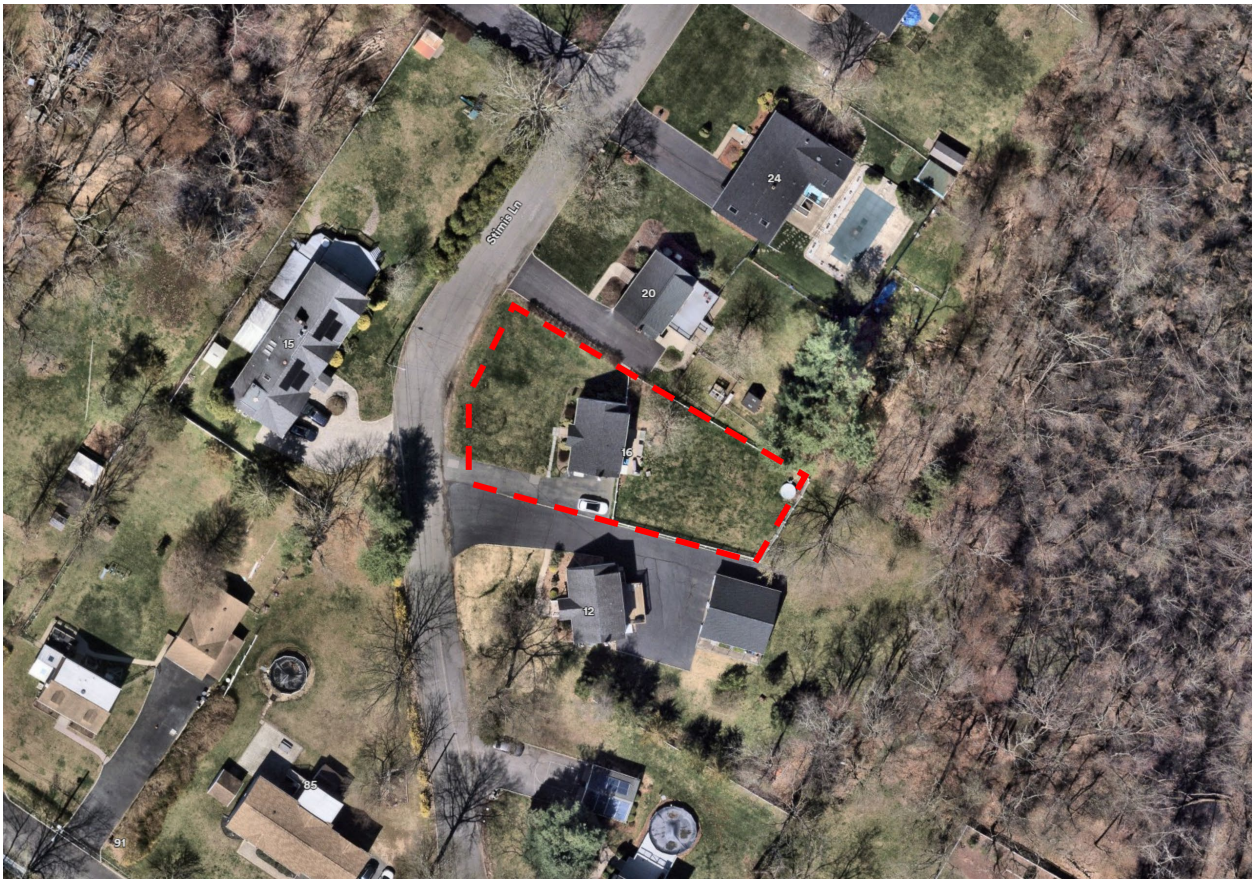
1. Plan entitled "Site Grading Plan", prepared by Richard B. Vollmar, PE of Blue Line Stone Home & Engineering, dated June 4, 2026, revised through August 12, 2026, consisting of 1 sheet.
2. Plans entitled "Alteration & Addition to Lanzo Residence", prepared by Daniel J. Allocca, RA, AIA of DJA Architect, dated June 4, 2026, revised through August 12, 2026, consisting of 5 sheets.
3. Application to East Hanover Land Use Planning Board, dated July 10, 2026.
4. Checklist for Variance/Site Plan Applications, no date.
5. Zoning Denial of Application, dated April 15, 2026.
6. Right-of-Way Grant, dated March 13, 1964.
7. Right-of-Way Grant, dated August 11, 1964.
8. Letter entitled "Engineering Review & Planning Review Comment Responses", prepared by Richard B. Vollmar, PE, PP, CME of Blue Line Stone Home & Engineering, dated September 26, 2026, consisting of 6 pages.

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9. Letter entitled "Percolation Test Results", prepared by Richard B. Vollmar, PE, PP, CME of Blue Line Stone Home & Engineering, dated October 8, 2026, consisting of 4 pages.

A. Existing Zoning and Surrounding Land Use

The subject property is located on the southeast side of Stimis Lane in the R-120, One-Family, Residential Zone. The property is adjacent to residential uses to the north, south, and west, and vacant land to the east. See the image below for the general location of the subject property.[1]



Yard and bulk requirements for the R-120 Zone are as follows:

Minimum Lot Area – 120,000 square feet
Minimum Lot Frontage – 300 feet
Maximum Principal Building Coverage – 20%
Maximum Total Building Coverage – 30%
Maximum Impervious Coverage – 35%
Minimum Front Yard Setback – 100 feet
Minimum Side Yard Setback (one) – 40 feet
Minimum Side Yard Setback (both) – 90 feet
Minimum Rear Yard Setback – 100 feet
Minimum Useable Floor Area – 1,200 sq. ft. (one-story); 1,600 sq. ft. (more than one-story)

Minimum Cubic Content – 22,800 cubic feet
Maximum Building Height – 2.5 stories and 35 feet
Maximum Families Per Structure – 1

Minimum Accessory Structure Side Yard Setback – 20 feet
Minimum Accessory Structure Rear Yard Setback – 10 feet

However, the Township has located a copy of a Subdivision Plat for Stimis Park from 1966 that is signed by Township Engineer, Clerk, and Committee as well as the County Engineer/Surveyor. The Subdivision Map depicts lots substantially smaller than the R-120 Zone and includes the subject site as Lot 87.B. Therefore, pursuant to footnote 13 of the Schedule of Area Requirements, approved single-family residential cluster development shall have the same bulk requirements as the R-15 Zone, which are:

Minimum Lot Area – 15,000 square feet
Minimum Lot Frontage – 100 feet
Maximum Principal Building Coverage – 20%
Maximum Total Building Coverage – 30%
Maximum Impervious Coverage – 50%
Minimum Front Yard Setback – 40 feet
Minimum Side Yard Setback (one) – 15 feet
Minimum Side Yard Setback (both) – 35 feet
Minimum Rear Yard Setback – 40 feet
Minimum Useable Floor Area – 1,000 sq. ft. (one-story); 1,400 sq. ft. (more than one-story)
Minimum Cubic Content – 19,000 cubic feet
Maximum Building Height – 2.5 stories and 35 feet
Maximum Families Per Structure – 1

Minimum Accessory Structure Side Yard Setback – 8 feet
Minimum Accessory Structure Rear Yard Setback – 6 feet

B. Variances

The Application requires the following variances:

1. Section 95-46E.(2)(a)[1] – Variance for attached garage setback. The Ordinance requires attached garages to comply with the principal building setback requirements. Footnote 13 of the Ordinance requires a 15-foot side yard setback.

   The Applicant proposes a side yard setback of 5.7 feet to the proposed addition, which contains a one-car garage. **This variance is not listed on the Site Plan.**

2. Section 95-46E.(2)(a)[3] – The Ordinance requires front- and side-loaded garages to comply with the principal building setback requirements. Footnote 13 of the Ordinance requires a 15-foot side yard setback.

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As noted above, the Applicant proposes a 5.7-foot side yard setback to the proposed addition, which contains a one-car garage. **This variance is not listed on the Site Plan.**

3. Section 95-52B.(1) – Variance for minimum side yard setback. Footnote 13 of the Ordinance requires a side yard setback of 15 feet.

   The Applicant proposes a 5.7-foot side yard setback from the southern property line to the proposed addition. It should be noted that the existing side yard setback to the northern property line is 12.8 feet and 21.6 feet to the southern property line.

4. Section 95-52B.(1) – Variance for combined side yard setback. Footnote 13 of the Ordinance requires a combined yard setback of 35 feet. (Note Section 95-47A.(3)(a)[2] allows the combined side yard to be decreased to 33.44 feet due to the lot's insufficient frontage.)

   The Applicant proposes a combined side yard setback of 18.5 feet.

The following pre-existing non-conforming conditions exist:

1. Section 95-46E.(2)(d)[3] – The Ordinance requires driveways to be setback at least four feet from an adjoining property and for the setback area to be suitably landscaped. The existing driveway is located along the southern property. **The Site Plan does not list this pre-existing non-conforming condition.** It should be noted that the Applicant proposes to remove a portion of the existing driveway, which would **reduce** the intensity of this pre-existing non-conforming condition.

2. Section 95-52A.(2)(a) – The Ordinance requires at least one attached or detached garage space per dwelling in the R-120 Zone. The subject property does not have any garage spaces. **The Site Plan does not list this pre-existing non-conforming condition.** It should be noted that the Applicant proposes a one-car garage in the addition, which would **eliminate** this pre-existing non-conforming condition.

3. Section 95-52B.(1) – Footnote 13 of the Ordinance requires a minimum lot area of 15,000 square feet. The subject property is only 11,723 square feet square feet.

4. Section 95-52B.(1) – Footnote 13 of the Ordinance requires a minimum frontage of 100 feet. The subject property only has 96.89 feet of frontage along Stimis Lane.

5. Section 95-52B.(1) – Footnote 13 of the Ordinance requires a minimum cubic content of 19,000 cubic feet. The existing one and one-half story dwelling is only 18,127 cubic feet. **The Site Plan does not list this pre-existing non-conforming condition.** It should be noted that the proposed addition would increase the cubic content of the dwelling to 22,823 cubic feet, which would **eliminate** this pre-existing non-conforming condition.

C. Variance Proofs

"C" Variances
NJSA 40:55D-70(c) sets forth the criteria by which a variance can be granted from the bulk requirements of a zoning ordinance. The first criteria is the C(1) or hardship reasons including

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exceptional narrowness, shallowness or shape of a specific piece of property, or exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or extraordinary and exceptional situation uniquely affecting a specific piece of property.

The second criteria involves the C(2) or flexible "C" variance where the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

D. Waivers/Exceptions

The Application does not require any waivers.

E. Comments

Based on our review of the above-referenced materials, we offer the following comments:

General

1. The Applicant's professionals must provide testimony to support the grant of the "C" variances required by the Application. Testimony must address both the negative and positive criteria requirements of the MLUL.

2. After reviewing the submitted documents, we have identified two "C" variances and three pre-existing non-conforming conditions that have not been requested or identified by the Applicant. The Applicant shall revise the Plan to comply with the Ordinance or request the appropriate relief, which can be a **condition** of any potential Board approval.

3. The Board should note that Section 95-47A.(3)(a)[2] allows the combined side yard setback requirement to be reduced by six inches for every foot that a lot is less than the required width of the zone in which the lot is located. However, in no instance shall a building be placed nearer than eight feet to any property line (16 feet combined). Footnote 13 of the Ordinance requires lots to have 100 feet of frontage and a combined side yard setback of 35 feet. The subject property only has 96.89 feet of frontage. The Ordinance allows for 1.56-foot combined side yard setback reduction (3.11 feet deficiency x 6 inches). Therefore, the required combined side yard setback is reduced to 33.44 feet. The Applicant proposes a combined side yard setback of 18.5 feet.

Site Plan

4. The Lot Requirements table indicates the existing and proposed rear yard setback is 84.2 feet. However, the proposed addition would be located closer to the rear lot line than the existing dwelling. Based on the scale provided on the Plan, the proposed rear yard setback is approximately 79.25 feet. Despite the discrepancy, the proposed addition still meets the rear yard setback requirement.

5. The Impervious Cover table on the Site Plan indicates the proposed dwelling is 1,300 square feet or 11.1% of the lot area. Therefore, the Application complies with the Ordinance.

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6. The Impervious Cover table indicates the proposed impervious coverage is 2,574 square feet or 22% of the lot area, which includes the proposed dwelling (1,300 square feet), proposed driveway (688 square feet), existing porch (84 square feet), existing and proposed patio/sidewalk area (470 square feet), and miscellaneous coverage (32 square feet). Therefore, the Applicant complies with the Ordinance.

7. Section 95-46E.(2)(d)[1] restricts the width of driveways to 22 feet. However, parcels with a frontage of 75 feet or greater may have the lesser of the following: a maximum driveway width that is 30% of the lot frontage of 30 feet. The Engineer's September 2026 Letter indicates the proposed driveway width is unchanged at 18.4 feet. However, this dimension is not shown on the Site Plan. Additionally, the Applicant proposes to widen the driveway, which would increase the width of the driveway. The driveway width shall be dimensioned on the Plan, which can be a **condition** of any potential Board approval. **Testimony** shall be provided at the hearing confirming Ordinance compliance.

8. The subject property is located entirely within FEMA flood hazard area Zone AE per FIRM Panel No. 340341005D according to Note 1 on the Site Plan. The NJDEP Permitting notes on the Site Plan provides the Applicant's compliance with each condition required for a Permit-By-Rule 8, Construction of an Addition(s) to a Lawfully Existing Habitable Building under the Flood Hazard Area Control Act (N.J.A.C. 7:13-7.12). We defer to the Board Engineer regarding the Applicant's compliance with the Flood Hazard Control Act.

Architecture Plans

9. The Proposed Foundation Plan and Proposed First Floor Construction Plan on Sheet A-1.1 and the Proposed Side Elevation (North) on Sheet A-2,2 illustrate two condensing units, one existing and one proposed. However, the Site Plan only illustrates one unit. This discrepancy shall be eliminated, which can be a **condition** of any potential Board approval. It should be noted that an additional AC unit would increase the proposed impervious coverage.

10. Section 95-46R.(5) permits cornices and eaves to project up to two feet into any required yard. The Proposed Second Floor Construction Plan on Sheet A-1.1 indicates the proposed eaves are one-foot, six-inches deep, which complies with the Ordinance.

Should you have any questions concerning the above comments, please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Sincerely,

Colliers Engineering & Design

Darlene A. Green

Darlene A. Green, PP, AICP
Township Planner

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cc: Lisa Kiss, Board Secretary (via email lisak@easthanovertownship.com)
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[1] Image courtesy of https://www.nearmap.com/us/en, dated April 8, 2026.