

**Minutes of the Planning Board of the  
Township Of Hanover  
February 15, 2022**

**PUBLIC MEETING 7:00 P.M. VIA ZOOM WEBINAR ONLY**

**PUBLIC BUSINESS**

**I. STATEMENT BY PRESIDING OFFICER**

Chairman Peter De Nigris called the Public Meeting to order at 7:00 PM and read the Open Public Meetings Act into the record.

**II. ROLL CALL**

The Board Secretary, Kimberly Bongiorno, called the roll.

In attendance were Members: Byrne, Critchley, Deehan, Chairman De Nigris, Mayor Ferramosca, Gallagher, Glawe, Monzo, Neidhardt, Olsen and Thomas.

Absent were Members: None

Member from the Public were: Leonard Wassil, Terri Baird, Kathy Kelleher

Also present were: Attorney for the Board, Michael Sullivan, Esq.  
Board Secretary, Kimberly A. Bongiorno, LUA  
Township Planner, Blais Brancheau, PP

**III. RESOLUTIONS** NONE

**IV. MINUTES** JANUARY 25, 2022  
FEBRUARY 8, 2022

There were no questions, comments or corrections offered by Board Members.

A motion to approve the minutes from January 25, 2022, and February 8, 2022, was moved by Member Neidhardt and seconded by Member Critchley.

In voice all present voted in favor of approving the Minutes from January 25, 2022, and February 8, 2022 as written.

**V. PUBLIC HEARINGS**

1) CASE NO. 21-8-8

**APPLICANT/OWNER** EXETER 55 SOUTH JEFFERSON, LLC  
**LOCATION:** 55 SOUTH JEFFERSON ROAD, WHIPPANY  
**BLOCK:** 3901 **LOT(S):** 3 **ZONE:** I

Applicant is seeking Preliminary and Final Site Plan and “C” Variance relief in order to install a fence around the outdoor storage area, construction of a new handicap accessible ramp and building entrance in connection with the existing building. Applicant is also requesting a design waiver to continue to allow the use of the existing eighteen parking spaces instead of the fifty-five parking spaces that are required by ordinance.

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link:  
<https://archerlaw.sharefile.com/d-se0b39a011d8a414bbb8e480118ac4283>

DUE TO A NOTICE ISSUE THIS CASE WILL BE CARRIED TO A LATER DATE TO BE DETERMINED.

***Board Action Date – MAY 6, 2022***

**Board Secretary, Kimberly A. Bongiorno, LUA**

- Read the letter into record, this letter was sent by the applicant’s attorney requesting to carry this case to February 22, 2022.

A motion to carry this case to February 22, 2022, by letter was moved by Member Monzo and seconded by Member Glawe.

Members Deehan, Monzo, Glawe, Olsen, Byrne, Critchley, Gallagher, Mayor Ferramosca and Chairman De Nigris voted in favor of carrying this case by letter to February 22, 2022.

2) **CASE NO.** 21-8-9  
**APPLICANT** ECLIPSE VETERINARY CARE  
**OWNER** HANOVER RENAISSANCE, LLC  
**LOCATION:** 1 PAPERMILL DRIVE, WHIPPANY  
**BLOCK:** 9001 **LOTS:** 1.01 **ZONE:** B-10

Applicant is seeking Preliminary and Final Site Plan approval for a change in use to a 24-hour Veterinarian Hospital. All proposed renovation work is interior. The only exterior improvements will be the installation of a mobile MRI unit, exterior signage, two new rooftop a/c condensing units and an emergency backup generator. The MRI unit and emergency generator will be located behind the existing fence in the former playground. There will be one new monument sign and one new wall mounted building sign along with the existing freestanding sign at the intersection of North Jefferson Road and Papermill Drive. **CASE PARTIALLY HEARD AND CARRIED FROM JANUARY 25, 2022**

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link:  
<https://www.dropbox.com/sh/2fko79mk0rpam67/AADrmIpVm8iCxm4zVYgHGSGNa?dl=0>

***Board Action Date – FEBRUARY 15, 2022***

**Attorney for the Applicant – Michael J. Lipari, Esq.**

- We listened to the Board’s concerns, and we wanted to make sure that we addressed all of them.
- The Applicant was granted a certificate of compliance on July 13, 2021.
- We are now asking for one variance.
- Introduced the witnesses for the night.

Doctor Megan Edelle was sworn in by the Attorney for the Board, Michael Sullivan, Esq.

The Township Engineer, Gerardo Maceira, P.E., and the Township Planner, Blais Brancheau were sworn in by the Attorney for the Board, Michael Sullivan.

**Doctor Megan Edelle**

- 5 Kice Road, Florham Park.
- I am a practice owner in East Hanover and currently building another practice in Florham Park, so I am familiar with this process.
- Veterinary medicine is a wonderful small-town industry that brings a good positive vibe to the community.
- In the veterinary industry we need referral facilities for twenty-four-hour care and specialty care.
- With an increase of pets and closures due to Covid we are finding it difficult to find places to refer our patients to for specialty services and overnight care so this would be a wonderful addition to this area, to the community and serve a huge benefit to veterinarians, to pets and pet owners.
- Before referring patients to specialty care facilities, I never had to call to make sure that they could accept a patient but now all the referral hospitals are backlogged, and my clients are reporting they must wait prolonged hours and further elaborated on it.
- Many of the referrals that we make are because time is of the essence, it would be nice to have one in our backyard that takes care of our animals and further elaborated on it.

Open to the Public for questions

**Leonard Wassil**

- 107 Stone Creek Court.
- Questioned if the MRI be visible?

**Closed to the Public**

**Attorney for the Board, Michael Sullivan, Esq**

- Mr. Hasson you understand you are still under oath.

**John Hasson – Architect for the Applicant**

- Yes, thank you.
- We added a landscaping plan that includes screening around the MRI, we have some 3D renderings, some photos of what it would look like after the screening.
- Gave the reasons for relocating the MRI unit two feet further away from the building.
- Reviewed the changes

**Exhibit A-1**

- Primary Site Plan, revision date of 02/07/2022, SP1.0

**Exhibit A-2**

- SP1.1, it shows the MRI with the stairs, revision date of 02/07/2022

**Exhibit A-3**

- SP1.2, Signage package, it shows that signage that is proposed.

**Exhibit A-4**

- SP1.3, Building Signage West Side, above the entrance.

**Exhibit A- 5**

- SP1.04, Updated detail on the generator.
- We are proposing a 150KW generator, it will not be taller than the fence, it is natural gas.

**Exhibit A-6**

- SP1.5, new proposed landscaping plan.
- The new arborary will run across the inside of the fence and some outside of the fence.

**Exhibit A-7**

- A1.1, it is the floor plan.

**Exhibit A-8**

- A3.0, it is our Roof Top Plan, it shows the existing equipment that it is not visible from the street.

**Exhibit A-9**

- It is photograph from the building, it is a view from Papermill Drive and it shows its current state.

**Exhibit A-10**

- It is a view of the proposed shrubbery.

**Exhibit A-11**

- It is a photograph with a view of the East side of the Driveway.

**Exhibit A-12**

- It is a photograph showing the East Side with the trees and the MRI superimposed.

**Exhibit A-13**

- Photo showing the trees in the summer that bloom very nicely.

**Exhibit A-14**

- It is another view from the East side, our driveway entrance, it shows how dense the trees are once they are in full bloom.

**Exhibit A-15**

- It is a photograph taken further down almost at the residential entrance.

**Exhibit A- 16**

- It is a photograph from across the street showing the parking lot, driveway, and trees.

**John Hasson – Architect for the Applicant**

- Addressed Chairman De Nigris's question regarding the main entrance, the MRI, and the new proposed shrubbery.
- Addressed Mayor Ferramosca's question regarding the size of the planting being proposed at this time.

**Township Planner, Blais Brancheau**

- Addressed Mr. Thomas's question regarding the planting inside and outside of the fence without damaging the fence.

**Attorney for the Board, Michael Sullivan, Esq.**

- The applicant has already indicated that it is going to comply with and satisfied those items in section “B”
- The other items in section “6” are also acceptable with the applicant, is that correct?
- Mr. Maceira’s report, which was dated February 14, 2022, he has seven items also. Would you please indicate if the applicant is agreeable to satisfying those items?

**Attorney for the Applicant – Michael J. Lipari, Esq.**

- Yes, council that is correct.
- Yes, we do not have any issues with that at all.

**Open to the Public for questions**

**Terry Baird**

- 180 Parsippany Road, Whippany, New Jersey.
- My concern is that people are going to have a challenging time finding this place without having some kind of signage out on South Jefferson Road.

**Attorney for the Applicant – Michael J. Lipari, Esq.**

- There was an issue that was raised regarding the validity of the sign, our application requests that we replace the existing childcare sign with our own sign.
- We do believe that from an informational standpoint for customers that they are able to have proper direction and understanding of where the facility may be located.
- Our request is that we are able to put our logo on that free standing sign and we hope that the Board would allow it.

**Kathy Kelleher**

- I just want to make sure that the canopy is going to cover the MRI completely.
- On the East side of the building the clinic faces our communal area where we have weddings, baby showers, we have a gym, I do not know where the trash will be going, will it be hidden, will it be offensive to the people during baseball games, in the summer and to people of our community.
- Are there new plantings going in on the east side of the building, between our community building and the veterinary clinic?
- Will there be overflow traffic in the summertime with the baseball field?
- Is the clinic open all night every night? If so, the noise can be quite loud.

**John Hasson – Architect for the Applicant**

- Ms. Kelleher the canopy is going to be between the building and the MRI, it is not going to cover the MRI.

- There is a trash enclosure to the back of the parking lot that will remain, you will not be able to see it.
- There is, we are proposing several plantings.

**Attorney for the Applicant – Michael J. Lipari, Esq.**

- I do not think that we have explored that, but if there are any issues, we will work that out with the town, but as of right now we are not aware of being used for overflow parking, I do not know if there is any agreement with the town, but we will look into that.
- Yes, and no I do not think so, we will comply with all the noise and sound requirements, and we have a professional engineer that can testify to that.

**Closed to the Public**

Matthew Murello P.E – for the Applicant was sworn in by the attorney for the Board, Michael Sullivan, Esq.

**Matthew Murello P.E – for the Applicant**

- 415 Route 24, Chester, New Jersey.
- Gave his professional and educational background.
- Has testified before this Board on several occasions.
- All his licensing is in good standing.
- Accepted by the Board.
- We evaluated the noise of the emergency generator and the MRI unit.
- Gave the findings of the noise levels at the residential property lines and that it would be subject to during the daytime and the nighttime giving findings of the sound levels corresponding to daytime and nighttime further explaining the findings of his report dated February 4, 2022.
- Addressed Mayor Ferramosca’s question regarding sound aggregating.

Open to the Public for questions

**Leonard Wassil**

- How is the emergency generator is going to powered?
- Will the be any residual effect of the fumes to the Grand?
- Do we have an expert on the town side?

**Matthew Murello P.E – for the Applicant**

- Natural Gas, you may be able to smell it but not see it.
- I can only testify to the sound.

**Attorney for the Board, Michael Sullivan, Esq**

- Mr. Wassil, what the Board has done in the past is put a condition in the approval that basically says that prior of the issuance of a "C.O" the applicant is required to do an as built noise assessment and needs to confirm that those noise levels meet all the applicable regulations, so that would be covered on the back end also.

**Kathy Kelleher**

- Why not buy a taller fence to cover the whole trailer?

**Attorney for the Applicant – Michael J. Lipari, Esq.**

- The ordinance required that we have a fence not taller than 6ft. height and further explained.

Closed to the Public

Cristine A Nazzaro-Cofone – Professional Planner for the Applicant was sworn in by the Attorney for the Board, Michael Sullivan, Esq.

**Cristine A Nazzaro-Cofone – Professional Planner for the Applicant**

- 125 Half Mile Road, Suite 200, Red Bank, New Jersey, 07701.
- Gave her professional and educational background, all her licensing is in good standing.
- Accepted by the Board.
- The use as permitted in the area, the only reason we are here tonight is because our accessory MRI is not within the proper distance that it needs to be by your ordinance to the main building, so we made some modifications to our application.
- Went over that statutory reasons that the requested variance can be granted.
- Explained the importance of the landscaping outside of the fence.
- Went over the positive criteria and negative criteria and further explained her reasons to believe the benefits outweigh the detriments.

Open to the Public for questions and or comments

Leonard Wassil was sworn in by the Attorney for the Board, Michael Sullivan, Esq.

**Leonard Wassil**

- My comments with the trees in the inside and the outside it is a great idea and further explained his reasons.
- Kathy Kelleher was sworn in by the Attorney for the Board, Michael Sullivan, Esq.

**Kathy Kelleher**

- I am afraid that this is going to affect our property values, can you comment on that?

**Attorney for the Board Michael Sullivan, Esq.**

- This is not within the scope of her testimony; she cannot testify to that.

**Terry Baird was sworn in by the Attorney for the Board, Michael Sullivan, Esq.**

**Terry Baird**

- 180 Parsippany Road, Whippany
- I find that having this 24-hour veterinary care facility in my back yard is the greatest asset to this town because this facility in Clifton saved my pets life, that was over 10 years ago and I have nothing but good things to say about them and further elaborate on it.

**Leonard Wassil**

- I do not think that it is that imperative to have that sign lit up twenty-four by seven on Jefferson Road, people can look at their phones to get directions to the site, they do not need the sign to be on Jefferson Road. It is easy for the applicant to say that they need the sign, so it is easy for clients to find them when it does not affect them, we live here.

**Terri Baird**

- I just want to let everyone know that the sign is already existing, it is just a matter of sliding out the section that says the learning experience and sliding in their name.
- Not everyone of us is distracted by our cellphones looking for directions while driving.

Closed to the Public

**Attorney for the Applicant – Michael J. Lipari, Esq.**

- We listened to the Board and their questions, we made modifications to address their concerns and we believe we have provided enough testimony to show we have tried to comply with the board's requests.
- We just respectfully asked that you vote in favor, thank you very much

**Member Critchley**

- If Blais could address his comment on the signage.

**Township Planner, Blais Brancheau**

- I suspect that what happened was it was considered a public sign and therefore exempt from site plan requirements and that is how it got there and further elaborated on it.
- I am just raising it on my report so that the record gets cleaned up on that sign, so the board approves it or if it has issues with it, it does not approve it.

**Attorney for the Board, Michael Sullivan, Esq.**

- I am going to suggest, it seems like an inconsequential issue here, replacing a name plate, I think that the Board can authorized that it can be permitted.
- If the town in the future pursues an enforcement action and wants to take the sign down that would have to come down with the name plate.
- I think we authorize the name change and we leave as that.

**Township Planner, Blais Brancheau**

- I agree with what Mike has recommended.

**Attorney for the Board, Michael Sullivan, Esq.**

- This is an application for preliminary and final site plan approval, it also contemplates a request for a variance because the MRI unit is located within ten feet from the existing principal building where twenty feet is required.
- If the board moves to approve the application the conditions that I have thus far would be compliance with paragraphs “1” through “7” contained in the Township Engineer’s Review memorandum dated February 14, 2022, which the applicant agreed to.
- Also, the applicant must comply with and satisfy comments “B1” through “B7” in the Township Planner’s Review memorandum dated February 15, 2022, the applicant also agreed to that.
- Prior to issuance of a “CO” the applicant shall perform an as built noise assessment to confirm noise levels associated with the emergency generator and MRI unit, comply with all applicable regulations.
- Testing of the emergency generator shall be limited to Monday through Friday daytime hours.
- The applicant is bound by all representations made on its behalf by its attorney and professionals during a public hearing.
- The applicant shall be responsible for payment of all applicable escrow incur in connection to the review of this matter.

A motion to approve this application with condition was moved by Member Glawe and seconded by Member Deehan.

Members Deehan, Monzo, Glawe, Neidhardt, Byrne, Critchley, Gallagher, Mayor Ferramosca and Chairman De Nigris voted in favor of approving this application with conditions.

<b>3)</b>	<b>CASE NO.</b>	19-8-12-R1
	<b>APPLICANT</b>	PERFORMANCE FORD OF EAST HANOVER LLC
	<b>OWNER</b>	NORMEL REALTY
	<b>LOCATION:</b>	70 ROUTE 10 WEST, WHIPPANY
	<b>BLOCK: 6601</b>	<b>LOT(S): 6</b> <b>ZONE: B-10</b>

Applicant is seeking Amended Approval and “C” Variance for minor revisions to the floor plan and exterior elevations. The applicant now proposes to eliminate the “dealer

prep area” and replace it with sales floor area. In addition, the applicant proposes revisions to the façade treatment and building sign location.

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link:

[https://1drv.ms/u/s!AiA4DWQroB1qgdJQZrD\\_1HrGszQTNQ?e=CVXZWh](https://1drv.ms/u/s!AiA4DWQroB1qgdJQZrD_1HrGszQTNQ?e=CVXZWh)

***Board Action Date – March 4, 2022***

**Steven Schepis, Esq – Attorney for the Applicant**

- Gave an overview of what is being proposed.
- Introduced his witness for the night.

Kevin DiPiano – Representative for the Applicant was sworn in by the Attorney for the Board, Michael Sullivan, Esq.

The Township Engineer Gerardo Maceira, P.E., and the Township Planner Blais Brancheau were sworn in by the Attorney for the Board, Michael Sullivan, Esq.

**Kevin DiPiano - Representative for the Applicant**

- 99 Beaverbrook Road, Lincoln Park.
- I am the managing member of the entity that owns Performance Ford.
- Explained the reasons to request the proposed changes.
- Addressed Chairman De Nigris question regarding sales and car deliveries at the site.
- After the cars are prepared for sale at their facility in East Hanover, they are driven over to the Hanover site.
- Addressed Member Critchley’s question regarding cars for service.

Open to the Public

After hearing none and after seeing none

Closed to the Public

Roberto Martinez – Project Architect was sworn in by the Attorney for the Board Michael Sullivan, Esq.

**Roberto Martinez – Project Architect**

- 14 Fairmont Avenue, Somerville, New Jersey
- All his license is current and in good standing.
- Accepted by the Board.
- Went over the proposed modifications reference Construction Plan “A-1A” with a revision date of October 11, 2021, and highlighted in red the two areas that are changing.

- Initially the area designated for minor service was changed to be office space and the other area is this area that is provided by “Ford”
- Went over the Plan titles “Exterior Elevations” sheet “A-6A” with a revision date of July 30, 2021.
- Ford standard is the name of the dealer is on the right and on the left is for the oval.
- Indicated where the prevaricated element would be and showed the front and side view of it.
- Went over the windows.
- There was no change in the footprint of the building other than the entrance.

**Attorney for the Board, Michael Sullivan, Esq.**

- Mr. Brancheau the minimum number of parking spaces is calculated by square footage if there is a discrepancy in the square footage, what is the accurate number?

**Township Planner, Blais Brancheau**

- The building dimensions have changed, I am assuming that this is because of the exterior modifications.

**Roberto Martinez – Project Architect**

- The building dimensions did not change is the way that it was measured, there is a plating element and that does not add any square footage to the building it is just a finishing element.

**Township Planner, Blais Brancheau**

- It relates to the building coverage and parking calculations, and there is some confusion.
- There is a room call service writers that room was not there can you explain what that is and is it going to be built and used?
- In the rear side of the building, it appears that the bathroom double in size and number, and the number of sales offices were added, it does not matter how ever it has relevance to the parking allocation.
- The application form indicated twelve employees, the site plan indicates fifteen employees, can you address the issue? My question is focused on the change from a combination service and sales facility to one that is focused on sales and what impact that has on the site traffic as far as both customers and employees.

**Roberto Martinez – Project Architect**

- It should not this is an aesthetic element, if you remove that, the building would be the same size.
- It is a space that is reserved for future use, that we do not want to be occupied by sales.
- It is going to be built but it will not be used until we develop the appropriate use for that area.
- I think that question is more appropriate for Mr. DiPiano.
- Explained changes made to the rear of the building, the Proposed North Elevation, and the Proposed East Elevation.
- Gave an overview of the materials to be used.

Open to the Public

After hearing none, after seeing none

Closed to the Public

Joseph A. Mianeck Jr. – Professional Engineer for the Applicant was sworn in by the Attorney for the Board, Michael Sullivan, Esq.

**Joseph A. Mianeck Jr. – Professional Engineer and Planner for the Applicant**

- 9 Midvale Avenue, Towaco, New Jersey.
- Gave his educational and professional background.
- All his licensing is current and in good standing.
- Has been before this board before.
- Accepted by the Board.
- Referenced the “Site and Dimensions Layout Plan” sheet 3 of 14 dated July 29, 2019, last revised November 11, 2021.
- Went over the parking spaces that were shifted, the number of parking spaces and handicaps spaces in the front of the building.
- We created additional parking spaces on the side of the building, two of those are electric charging stations and four are conventional parking spaces.
- Explained the changes done to the signage.
- Indicated the curb to be redone on the side and back of the building.
- We added a washed river stone edging four foot wide to allow the water to perk out.
- We will agree to remove the stone in that irregular area mentioned in Blaise’s report.
- We did the same thing on the right side of the building.
- Mr. Maceira pointed out on his memo the washed river stone in that irregular/ transition area, and we will agree not to have it there.
- The Police department Plans review, where we were asked to remove some parking for tractor trailer circulation which it was not in the original application and it is not in this application, so I do not see any reason to remove any parking spaces.
- There was a comment from the Fire Department about the ability to get a fire truck across the building and that is why a mountable concrete apron would allow the fire apparatus to drive over it and access the hook up in the front left corner.
- Yes, I will endeavor to meet with him to accommodate that.
- Went over Mr. Brancheau’s comments of his report from February 15, 2022.
- Addressed Mr. Brancheau’s question regarding some discrepancy on the floor area.
- The vestibule measurements will be corrected.

**Township Planner, Blais Brancheau**

- For the record what we are saying is that floor area, building coverage and parking it is all going to be 22,570 square feet.

**Joseph A. Miannecki Jr. – Professional Engineer and Planner for the Applicant**

- I do agree on that, because I did not include the vestibule as the overall building height.
- Addressed Chairman De Nigris's question regarding the service sign no longer being needed.

**Attorney for the Board, Michael Sullivan, Esq**

- Mr. Maceira when Mr. Miannecki was going through your report, he cited the Police report and talked about he had requested some parking spaces being removed, are you in agreement with the applicant that it would not be necessary for those parking spaces to be removed because I would exclude them from compliance with your report if that were the case.

**Township Engineer, Gerardo Maceira, P.E.**

- I would agree with his assessment and further explained.

**Joseph A. Miannecki Jr. – Professional Engineer and Planner for the Applicant**

- Went over what was previously approved versus what is being proposed.

**Township Planner, Blais Brancheau**

- Addressed Mr. Sullivan's question regarding the credit for charging stations.

Open to the Public

After hearing none, after seeing none

Closed to the Public

**Steven Schepis, Esq – Attorney for the Applicant**

- Gave his closing statement, thanked everyone for their time and consideration.
- We asked the board to approve these minor modifications.

Attorney for the Board, Michael Sullivan, Esq.

- Summarized as follows, this is an application for amended preliminary and final site plan approval, there are variances for building coverage and the number of parking spaces.
- We agreed to use the 22,570 square feet of floor area that means that there is a requirement of 113 spaces, there are thirty-three physical spaces, but there is credit for a total of thirty-five.
- There are two variances along with the amended site plan approval, we would carry forth the requirement to satisfy Mr. Maceira's February 15, 2022 report, and the police requirement of removing some of the parking spaces would not be necessary.
- Mr. Brancheau's report "B1" through "B6" that would also be satisfied that day of that report dated February 15, 2022.

- I would also suggest that we carry forth the conditions of the prior resolution of March 10, 2020, which are not inconsistent with the approval here tonight.

A motion to approve the application with conditions was moved by Member Monzo and seconded by Member Olsen.

Members Deehan, Monzo, Glawe, Olsen, Byrne, Critchley, Gallagher, Mayor Ferramosca, and Chairman De Nigris voted in favor of approving the application with conditions.

## **VI. OTHER BUSINESS**

### **Attorney for the Board, Michael Sullivan, Esq.**

- Discussed a recent court case that chastised the board for being discourteous to an applicant, we were very courteous here tonight and we behaved appropriately.
- Sometimes we get a little short with some applicants, I just want to make sure that we continue to be courteous.
- There are court decisions that have criticized boards for being short with the applicants, I just want to make sure that one of the things we focus on, is always courteous with them going forward.
- Another thing I want to go over is an article that I sent around from the New Jersey Planner, which is titled "Use of social Media by Board Members" the author of that really takes the position that we should not be on social media at all when we are on an application, we are supposed to be paying attention.
- You are not supposed to be doing any of your own research, you are really the judge, so it requires your full attention, it requires you to be present, if you come off camera you have to be within earshot of hearing the testimony but that is going to raise the question of where are you? So, you cannot be missing in action on these meetings.
- The third thing I want to mention briefly is "abstentions" I have encountered issues with other boards recently where board members are eligible to vote and maybe it is a tough case and suddenly, they abstain on voting and that does not help. You have to vote on the tough ones as well.
- Member Neidhardt abstained from a vote because he was not present, he was not familiar with it, he was not a member from the board yet, that is an appropriate abstention, that is not what I am talking about.

### **Member Gallagher**

- When are we going to get together again in person?

### **Chairman De Nigris**

- I will talk to Mr. Giorgio, and I will find out what the plan will be.

### **Board Secretary, Kimberly A. Bongiorno, LUA**

- The governor extended state of emergency another 30 days.

**Attorney for the Board, Michael Sullivan, Esq.**

- Most of my boards are still remote, two went back in person and then went back remote so talk to Mr. Giorgio and see where we are.

**VII. ADJOURNMENT**

A motion to adjourn the meeting was made by Member Olsen and seconded by Member Monzo.

In voice all present voted in favor of adjourning the meeting.

Meeting Adjourned at 9:44 PM

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