

Opened to public and closed

Paul Stamm - Will be primary home for him - his wife and two children

- Needs the generator for medical reasons for his children for their nebulizers
- Explained why they need the addition to accommodate the size of their family

Opened and closed to public

Motion to approve with conditions as outlined by board attorney

Moved by Member Fomchenko, Seconded by Member Olsen

Members Voting "AYE" Vigilante, Fomchenko, Olsen, Hingos, Gallagher, and Stanziale

Members Voting "NO" None

- 3) **CASE NO.** 1733
APPLICANT/OWNER Caldwell Investors Inc.
LOCATION: 36 South Jefferson Road Cedar Knolls
BLOCK: 2904 **LOT:** 5 **ZONE:** I
Applicant is seeking Preliminary and Final Site Plan "C" and "D" variances to construct an indoor firing range with an area also for instruction/sales/mechanicals.
Board decision due by: January 7, 2013

James K. Pryor - Attorney for the applicant - Gave an overview of the application

- Gave an overview of the witnesses who will be presented this evening

Anthony Colandro - 229 Bee Meadow Parkway - Expert in firing ranges and firearms

- Gave overview of background
- Discussed safety considerations that go into designing and building an indoor shooting range
- Described the design of the building
- The dividers between the ports are also bullet proof
- There is at least one range safety officer present at all times in the firing area
- Explained the process and requirements to purchase a weapon in the state of NJ
- Described how the retail - training and mechanicals

Blais Brancheau – Township Planner - Addressed the variance needed for the retail sales at the site

Anthony Colandro – 229 Bee Meadow Parkway – Expert in firing ranges and firearms

- Discussed the state agencies that govern over the site range and the construction of the building
- Every employee working in a firing range must have a pink card before they can be allowed to work at the range
- Eye and ear protection is required in the range at all times
- Described how the recycling of the bullets and the lead works

- Discussed the calibers of weapons and how the ranges are rated for the calibers that are allowed in each range
- Described the new demographic of growing shooter are women
- New Jersey has the toughest gun laws only second to New York State
- New Jersey does not allow gun shows
- Bystanders who enter the range must sign a release - must be at least 8 years of age or older
- Ears are fully developed after 8 years old

James K. Pryor – Attorney for the applicant - Applicant will make the offer to the township police and the county police to use the range to qualify

Opened and close to public

Anthony Colandro - 229 Bee Meadow Parkway – Expert in firing ranges and firearms

- Described the cycle of business and when the slow times and the peak times and seasons are

Break

Back on the record

David Fantina - Engineer for the applicant - Gave overview of qualifications

- Gave overview of subject property
- Addressed the wetlands conditions on the property -They have received and LOI from the DEP
- Described existing conditions on the site
- 15,000 square foot building proposed to house a firing range
- The Freestanding sign has been removed and replaced with a wall mounted sign
- Addressed the parking conditions on the site
- Discussed the entering and exiting of the site
- Discussed the Township Engineers report dated October 11, 2013 - Referred to the Bureau of Fire Prevention October 7th report

Gerardo Maceira – Township Engineer - Gave clarification of how the bureau of fire prevention identifies the different sides of the buildings

David Fantina – Engineer for the applicant - Board had a lengthy discussion with the Engineer regarding the access to the site for the fire department

- Can comply with all other issues raised in the Township Engineers report
- Referred to Township Planners report dated October 17, 2013
- Reviewed the Planners report and discussed the Engineering items in the report that they can and cannot comply with
- Discussed the variance for the overhead utilities
- Will adjust the location and grade the detention basin away from and buffer from the edge of the building

Opened to the public

Closed to the public

Stephen Bias - Architect for applicant - Sworn in by board - Packets of the architectures supplied to board - Gave overview of qualifications

- Discussed the proposed floor plans referred to sheet A-2 of the architectural plans
- Described the flow of movement for getting into and out of the Firing Lines

Exhibit A-1 Colored Rendering of building R-1

- Facade facing Jefferson Road
- Described the design of the building facing Jefferson Road

Exhibit A-2 Colored Rendering of building R-2

- Facade facing Rear of the site
- Discussed the design of the building facing the rear of the property
- Reviewed the Engineers report dated October 11, 2013 and the Planners report dated October 17, 2013
- There will not be roof mounted equipment at this site
- Building is approximately 26 feet in height
- Needed to provide extensive airflow equipment
- The proposed sign will be backlit - will provide a detail of the sign and lighting

Blais Brancheau - Township Planner and David Fantina - Applicants Engineer - Had a lengthy discussion regarding roof drainage

Stephen Bias – Architect for the applicant - Designed the shell of the building; a ballistics company will do the interior build

James K. Pryor – Attorney for the applicant - Applicant would be willing to comply with the aesthetic requirements of the board

Member Gallagher - Questioned getting the decibel levels for this site for future hearing

Stephen Bias – Architect for the applicant - Will provide information for the next hearing

Opened and closed to the public

Board - Requested that the applicant address the noise and decibel levels at the proposed site

Member Stanziale - Requested the applicant be prepared to address what will happen if the range is approved but not successful

- How the parking will be addressed

Member Gallagher - requested they come prepared to address the fire trucks getting around the building

- Anthony Colandro - 229 Bee Meadow Parkway – Expert in firing ranges and firearms
- Addressed the surety of the ammunition and the weapons once the building is closed for the evening
 - State police have specific guidelines - reviewed the specifics required - many guidelines are not published because they do not want the general public know how the guns are stored so that they do not have the information out there to be used
 - State police and ATF inspect the site prior to being able to open and also have retail sales

Opened and closed to public

Case carried to December 19, 2013

Meeting Adjourned at 10:31 P.M.

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