

**Minutes of the Board of Adjustment of the  
Township Of Hanover  
June 20, 2013**

Chairman Benjamin Stanziale called the Meeting to order at 7:32 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: Fomchenko, Hingos, Neidhardt, Olsen, Stanziale, and Vigilante

Absent were Members: Breen, Gallagher, and Linfante

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

**Cases Presented**

**I. MINUTES - APRIL 18, 2013**

Motion to approve as written

Moved by Member Fomchenko,

Seconded by Member Hingos

Voice Vote All Present in Favor

**II. PUBLIC HEARINGS**

- |                    |                              |
|--------------------|------------------------------|
| <b>1) CASE NO.</b> | 1724                         |
| <b>APPLICANT</b>   | Whippany Lodging, LLC        |
| <b>OWNER</b>       | Hanover Associates           |
| <b>LOCATION:</b>   | 1255 Route 10 East Whippany  |
| <b>BLOCK: 1102</b> | <b>LOT: 2      ZONE: I-B</b> |

Applicant is seeking Preliminary and Major Site Plan approval as well as relief for several variances.

*Case partially heard and carried from October 18, 2012 & April 18, 2013.  
Board decision due by: JUNE 30, 2013*

Joseph O'Neil - Attorney for applicant

David Karlebach - 38 East Ridgewood Avenue Ridgewood New Jersey - Sworn by board attorney - Planner for Applicant - Described the variances being sought

- Described the signs and which signs need variances and which signs do not need variances
- Described the signs on plan set page # C-04 dated March 26, 2013
- Sign # 1 19 feet height
- Sign #2 building mounted sign - no relief required
- Sign #3 has been removed
- #4 building mounted sign
- #5 proposed front canopy sign installed without approval
- #6 second proposed canopy sign - tenant identification sign
- #7 and #8 Directional signs on sheet # C-05 3
- Canopy signs are existing without approvals
- Canopy signage is screened by the restaurant building
- Canopy signs are more for guest convenience
- Entrance monument signs

Exhibit A-3 Colored photos of other hotel signs in the area of this site - all within 3/4 miles of this site

- Addressed the negative criteria
- Feels that the proposed signage is commensurate with the size of this site and does not have a negative impact on the surrounding area
- The monument sign will be moved to the easterly side of the westerly driveway
- Both monument signs will be moved to the easterly side of the driveways

Adnan Khan - Engineer for the applicant - previously sworn

Blais Brancheau – Township Planner - Previously sworn by board attorney - Requested a sight line be added to the plan in order to make sure the line of sight is not obstructed

David Karlebach - 38 East Ridgewood Avenue Ridgewood New Jersey - Planner for Applicant - Addressed the need for the pylon sign

Joseph O'Neil – Attorney for the applicant - Reminded board that the diner is not part of this application

- They have invited the diner operator to be a part of this application and the diner operator has not chosen to become a part of this application.

Jim Neidhardt Board Member asked question of Mr. O'Neil regarding safety of motel customers being their major rationale in asking for the 2 large monument signs;

Mr. Neidhardt asked why they didn't have similar safety concern for the customers of the diner, given the much smaller sign for the diner.

Blais Brancheau – Township Planner –Suggested making room on the monument signs that if the diner comes in for their own application that their sign can be added to the monument signs

- This is not granting approval for the diner sign to be added until the diner comes in for their own sign application and approvals

Joseph O'Neil – Attorney for the applicant - Requested 10 minute break to consult with his clients

Back on the record

Joseph O'Neil – Attorney for the applicant - Will accept condition

- The sign on the western side of property a 2'X4' expandable area to be made available to be used by the diner if they come for approvals of their own

Daniel Bernstein – Board Attorney - Plans are still not up to acceptable standards after several attempts and this is a minimal simple application

Opened to public Hearing and seeing none.

Closed to public

Blais Brancheau – Township Planner - Addressed concerns that in the future the back hotel will need more signage

Adnan Khan – Engineer for the Applicant - Reviewed the Township Engineer's report dated June 20, 2013

- Addressed the deficiencies in the plans and will have the corrected plans within 30 days of this meeting

Joseph O'Neil – Attorney for the applicant - 3 issues on plans - Monument signs need to be moved

- Construction details for flush curbs and handicapped ramps - handicapped signage
- Can address all issues within Gerardo Maceira's report and will do all of them
- Addressed the Planner's report dated June 20, 2013

Adnan Kahn – Engineer for the applicant - Addressed items 15 and 16 in the Planner's report regarding parking dimensions and curb materials

- Will install a curb rather than wheel stops at the perimeter row of 10 parking spaces
- Will address the landscaping in the revised plans
- Proposing a recessed light for the monument sign with shielding
- Proposing a chain linked dumpster enclosure next to the existing dumpster
- The additional enclosure will match the existing enclosure that is currently existing
- Addressed the front yard variance
- Will provide the requested truck turning radius to address the fire chief's comment

Opened to public Seeing and hearing none

Closed to public

Christopher Stracco - Attorney for the Property in Question - Neighbor who requested fence is not here this evening and they are not agreeing to put in any fence at this time

- Will try and work with the neighbor, Board Attorney and Planner
- Discussed time limits that are to be put on applicant to submit plans that are ready to go for final approval within 60 days of tonight's meeting

- Will accept the fencing as condition of approval

Member Stanziale - Would like to see a board on board fence so that it is not climbable

Kimberly Bongiorno - Board Secretary - Read a letter from the property owners at 7 Ridgedale dated June 20, 2013

Joseph O'Neil – Attorney for the applicant - Will negotiate with the neighbors to install a fence

Board - A fence will be installed; materials to be decided and agreed upon at final

Motion to approve Preliminary Site Plan and Variances

Moved by Member Olsen, Seconded by Members Vigilante

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

Members Voting “NO” None

Joseph O'Neill – Attorney for the applicant – Granted an extension of time for board to act on final site plan until August 31, 2013

Meeting Adjourned at 9:22 P.M.

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