







**III. MINUTES -**

October 16, 2014

Motion to approve the October 16, 2014 Minutes.

Moved by Member Fomchenko, and Seconded by Member Hingos.

Voice Vote – All present in favor.

**IV. PUBLIC HEARINGS**

- |    |                   |                               |
|----|-------------------|-------------------------------|
| 1) | <b>CASE NO.</b>   | 1747                          |
|    | <b>APPLICANT</b>  | GREATER MORRISTOWN YMCA       |
|    | <b>OWNER</b>      | SADDLE RD. LLC                |
|    | <b>LOCATION:</b>  | 25 SADDLE RD.<br>CEDAR KNOLLS |
|    | <b>BLOCK:</b> 701 | <b>LOT:</b> 9                 |
|    |                   | <b>ZONE:</b> I                |

Applicant is seeking Preliminary and Final Site Plan “C” and “D” variances to construct a Greater Morristown YMCA Youth Annex on currently vacant land located at the above address.

***Board decision due by: January 7, 2015***

Brian Burns, Attorney for the YMCA, was sworn in the by the Board Attorney. Mr. Burns summarized the application. Property is about 3 acres in size. This project will be an Annex to the YMCA. The Primary Program is an after school facility. This building will be used for the summer camp program. The Summer Camp Program is currently being held at the YMCA. We need a use and bulk variance.

Witnesses being called tonight:  
Anthony Facchino of Omland – Site Plan  
Carol Armour – President of the YMCA  
Carolyn Young - Architect  
Bill Hamilton – Planning

Anthony Facchino from Omland was sworn in by the Board Attorney. The Board accepted Mr. Facchino’s qualifications. Exhibits were explained and marked by the court reporter. The land is vacant. There are quite a few trees on the property.

There is a stream on the property.  
The stream takes up 50 ft. of the property.  
The buildable area is only 1 ½ acres.  
This is the best design for this type of use.  
The YMCA is only 2000 feet from this site.  
Applicant is proposing a 1 story building.  
There will be 25 parking spaces with 2 handicap spaces. (9x18)  
The trash and recycling area is enclosed.  
The play area will be located in the back of the building.  
Signage will be 15 feet from the property line.  
Utilities are located on Saddle Road.  
Lighting will be led lights.  
There will be some decorative lighting.

#### Landscaping

Applicant will plant 31 trees. The requirement is 120. Requesting a variance.  
The storm water will go into an above ground basin.  
Applicant will be taking down 93 trees.

Small trucks will visit the location to drop off lunches or janitorial supplies.  
An occasional UPS truck might come by.  
There will be a 70 foot quick drop off. 3 cars can drop off at one time.  
24 foot aisle.  
The 100 x 100 play area is flat.  
There are steep slopes in the backyard.  
Trees will act as a buffer between residential and non-residential zones.  
Building can be rotated to alleviate noise in the back to surrounding neighbors.  
They would like there entire play area on flat ground.  
The shape of the detention basin may have to be changed.

8:43PM Open to the public for questions.  
Seeing None  
8:43PM Closed to the public.

Carol Armour, President of the YMCA was sworn in by the Board Attorney.  
Ms. Armour described the YMCA's child care program.  
Memberships are adjusted per financials.  
Some senior classes would also be offered at the new annex.  
There will be a total of 8 staff members.  
There will be 20 staff members in the summer.  
There will be food deliveries.  
There will be office supply deliveries.  
Picnic tables will be set-up outside. They will not be permanent.  
The peak period during the school year is the after school program.  
There will be activities going on inside the building like crafts and science projects.  
All staff members are paid. There are no volunteers.

Dave Leo, Township Engineer

They could provide additional parking in the rear, if required or needed in the future.

9:04PM Open to the public.

Seeing none

9:04PM Closed to the public.

9:05PM Break

9:15PM Back on Record

Caroline Young , architect, was sworn in by the Board Attorney. The Board accepted her credentials.

Exhibits were described.

Described the lay out of the building.

The building will be 57,000SF.

A modern building. Materials are practical.

Lots of functional reasons why the building is set up the way it is.

Major limitation is the wetlands.

Mechanical units are located on the roof.

The rear side and its distance to residential houses were addressed.

Bldg. 8 is 432 feet away. Bldg. 10 is 580 feet away.

The water company is located behind the proposed annex.

The multi-purpose room will be used for sport activities.

Red brick base with roof asphalt shingles.

The building will be done in earth tones.

Discussed the outside front structure, maybe putting up a sign.

A vertical sign.

Both signs should be horizontal.

Will apply for another variance for the sign on the building.

Bill Hamilton was sworn in by the Board Attorney. He was accepted by the Board as a Planner.

Discussed impact on the neighbors.

Convenient for parents.

Shared services with the YMCA.

Explained exhibits.

Site is quite large.

Parking should be separated from play area for safety reasons.

Outdoor play area is very important to the facility.

Buffer is necessary to prevent run off.

Exhibit A-2 is an aerial of the whole lot.

Use of this building is compatible to other buildings in the area.

10:00PM Open to the public.  
Seeing None  
10:00PM Closed to the Public

Motion to approve application with amendments and conditions

Moved by Member Hingos, Seconded by Member Neidhardt.

Voting in favor of the application were Members Vigilante, Fomchenko, Olsen, Hingos, Neidhardt, Donaldson and Chairman Stanziale.

No Members voted against the application.

## **V. ADJOURNMENT**

Meeting Adjourned at 10:05P.M.

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