

Minutes of the Board of Adjustment of the
Township Of Hanover
APRIL 16, 2015

Chairman Benjamin Stanziale called the Meeting to order at 7:35PM 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: Caruso, Fomchenko, Hingos, Iradi, Linfante, Neidhardt, Stanziale, and Walsh.

Absent was Member: Donaldson

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

Public Business

I. RESOLUTION TO BE MEMORIALIZED

1)	CASE NO.	1760
	APPLICANT/OWNER	JOHN & LORI HOCKMAN
	LOCATION:	89 MALAPARDIS ROAD
		MORRIS PLAINS (CEDAR KNOLLS)
	BLOCK: 102	LOT: 11
		ZONE: R-25

Applicant sought permission to rebuild a two car detached garage that was destroyed in February 2014. Applicant is looking to increase the size from the original 432 square feet to 528 square feet. Applicant is seeking relief from 166-114B (1), 166-114B(7), 166-114B(2), 166-114b(7, 8). APPLICATION APPROVED MARCH 19, 2015

Motion to approve the memorialized resolution.

Moved by Member Walsh, and seconded by Member Neidhardt.

Members Caruso, Walsh, Linfante, Neidhardt, Iradi, Fomchenko, and Chairman Stanziale voted in favor of adopting the memorialized resolution as written and no members voted against the resolution.

Chairman Stanziale and Member Caruso had conflicts of interest and had to recuse themselves.

Chairwoman Fomchenko chaired the remainder of the meeting.

Carmine Campanile – Attorney for the applicant.

The Board addressed the issue of only having 6 members eligible to vote.

The Board decided to wait until the end of the evening to decide if they will hold off on the vote until there are 7 eligible members.

Sharif Aly, PE of Ameritech Engineering is the engineer for the applicant. He was sworn in by the Board Attorney.

Exhibit A-3 – A colorized version of the Plan Use Variance.

Blais Brancheau – The Township Planner was sworn in by the Board Attorney.

Gerardo Maceira – The Township Engineer was sworn in by the Board Attorney.

Sharif Aly – Gave an overview of his professional and educational background and it was accepted by the Board.

Mr. Aly

- Described Exhibit A-3. A reduced size color version was given to the Board.
- He described the proposed site and the surrounding areas.
- He is proposing 127 rooms. There are 127 parking spaces required and an additional 15 spaces for the meeting room.
- The exhibit is also a drawing of the fire truck turning radius.
- The conclusion is that a fire truck can access and maneuver the site without any issues.
- The “D” variances were discussed and how they apply to the site plan.
- One of the conditions is that a hotel requires 10 acres.
- This design usually fits on 3-5 acres.
- This site is 4.5 acres. They will only be using about 3 acres. It will more than accommodate what they are looking to do on this site.
- The 127 rooms can be accommodated on this site.
- Mr. Aly asked for a waiver for the 15 foot requirement for the driveway.
- He described the requested waivers and the reasons for the request.
- Described the “C” variances that are being requested and the side yard variances.
- Described the surrounding wetland areas.
- The first floor will be 20,380 square feet. All floors combined will be 75,995 square feet.

8:06PM – Opened to the Board for Questions.

Mr. Linfante

- Questions the other hotel projects that Mr. Aly has designed in the last 5 years.

Mr. Aly

- Described some of the sites and the sizes of the hotels. He also described the land that they were built on.

Mr. Neidhardt

- Questioned the amount of parking spots and how they were designed.

Mr. Maceiara

- The parking lot is measured from the center line of the hairpin striping.
- Questioned if Lot 12 were included in this plan, would the variances still be required?

Mr. Aly

- They would still need the variances and addressed the reasons why.

Mr. Brancheau

- The FAR would go down the side yard. You would still need most of the variances.

Mr. Bernstein

- Discussed the Key Map on the plan, and the size of the lots on the plan.

Mr. Aly

- Will get the LOI from the state and over to the Land Use Administrator . He will also get copies of the survey that was used.

Mr. Maceira

- Questioned designing a storm water system that would comply with the regulations.

Mr. Aly

- Yes. It will comply.

Mr. Walsh

- Questioned the traffic pattern and what the impact would be if it were re-designed.

Exhibit A-4

- Sheet 1 of 1 - One way parking configuration marked in red.

Mr. Aly

- If designed this way, it would be a one way flow of traffic around the building but would eliminate some side yard variances to the parking areas.

Mr. Maceira

- Questioned one way circulation and loss of parking.

Mr. Aly

- The parking is not affected by the one way circulation because the parking is not located in the area of the one way driveways.

Mr. Maceira

- Angled parking on a one way circulation is preferred over 90 degree parking in order to reinforce traffic flow.

Mr. Aly

- The only parking that would be affected is in the rear of the building.

Mr. Brancheau

- Questioned turning the building and that would put you in a split zone. Hotels are not allowed in the I zone.
- Questioned the site not being listed in a flood zone. FEMA is changing their new FEMA Maps.

Mr. Bernstein

- Questioned the lot sizes.

8:33 Opened to the Public – Seeing None – Closed to the Public

Yogesh Mistry – Architect for the applicant was sworn in by the Board Attorney. Mr. Mistry gave an overview of his professional and educational background and it was accepted by the Board.

- He described the site of the Hotel in general.
- A 4 story hotel building.
- Described the square footage of each floor within the hotel building.
- There are 127 rooms being proposed.
- There will be a combined mix of king and double queen rooms.
- The ground floor of the building will contain a cashier, a common area, a reception desk, a lounge area, an indoor swimming pool, two meeting rooms, a business center, and Quest suites.
- 2nd, 3rd, and 4th floor will be guest suites.
- The highest point of the building is 56 feet and 11 inches.
- There will be a wall mounted sign.
- All wall mounted signage will be illuminated.
- Exhibit A-5 – A colored rendering of the building
- Described the proposed architectural design of the building.
- The colors will be in the earth tone family.

8:47AM – Opened to the Board for Questions

Mr. Walsh

- Questioned if the applicant has discussed the design of the building with Marriot. Are they agreeable?

Mr. Linfante

- Question the sign at the rear of the building facing the wetlands.
- Questioned the cost of building this hotel.

Mr. Brancheau

- Questioned how the floor area was calculated.

Mr. Mistry

- The elevator will be able to accommodate a stretcher. The code requires it.

8:53PM Opened to the Public – Seeing none – Closed to the Public

8:53PM Break

9:06 PM Back on the Record

William Page – Planner for the applicant, gave his educational and professional background, which was accepted by the Board.

- Reviewed the recent changes made to the applicant’ planners report dated March 18.
- Described the proposed site and the surrounding areas.
- Described the two hotels that are located across the street from the proposed site.
- Discussed the zone and its issues.
- Described some of the recent hotels he has testified on. The new common sizes of hotels are on smaller lots with fewer amenities.
- Newer hotels do not have restaurants.
- The restaurants in the area will benefit from this hotel not having a restaurant on site.
- Mr. Page is asking for a D3 variance for acreage.
- Referred to page 4 of the report and discussed the “D” variance requested.
- 10 acre sites are no longer typical for hotels.
- Reviewed the reasons why the “D” variance should be granted.
- Described and addressed the negative criteria and gave the reasons that this application meets the negative criteria requirements.
- This location is surrounded by retail and industrial establishments.

9:37PM – Opened to the Board for Questions.

Mr. Linfante

- Questioned if the antiquated zoning is what is causing the variance issues on this site.
- Questioned if Mr. Page had ever seen zoning changes to reduce the lot size requirements for hotels.

Ms. Iradi

- Questioned flight patterns and the concern at night with noise overhead.

Mr. Neidhardt

- Questioned the acreage of the hotels across the street.

Mr. Page

- Both hotels are approximately 10 acres.
- There are hotels in the area that are less than 10 acres.

Mr. Brancheau

- Gave the dates of the Master Plan updates.
- Gave a brief overview of the Rt. 10 corridor study that the Planning Board has been working on.

Mr. Page

- Gave the difference between a motel and a hotel.

Mr. Neidhardt

- Questioned what happens when the demand for hotels go down.

Mr. Walsh

- Questioned if there are any concerns being located next to Suburban Propane.

Mr. Page

- Suburban Propane has safeguards in place.

Mr. Brancheau

- Gave the setback requirements for gas stations.

Mr. Bernstein

- Asked Mr. Page if this site is suitable for a hotel.
- Questioned if an office building could be built on this site.
- Continued to cross examine Mr. Page in detail.

Mr. Bernstein and Mr. Brancheau

- Explained particular suitability.

Ms. Fomchenko

- Questioned the extent of the level of clean-up on the site.

Mr. Campanile

- The DEP has cleared the site.

Case Carried to May 21, 2015.

IV. ADJOURNMENT

Meeting Adjourned at 10:33P.M.

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