

**Minutes of the Planning Board of the  
Township Of Hanover  
January 14, 2014**

Chairman Robert Nardone called the Meeting to order at 7:30 PM and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, DeNigris, Ferramosca, Francioli, Nardone, and Pinadella

Absent was Member: Dobson,

Also present was Board Attorney, Michael Sullivan, Township Engineer, Gerardo Maceira, and Township Planner, Blais Brancheau

**Cases Presented**

**I. APPOINTMENTS/REAPPOINTMENTS**

Board Secretary Kimberly Bongiorno read appointments into record

Ronald Francioli Class I Mayor One (1) Year Term Ending 12/31/14

John Ferramosca Class III Deputy Mayor & Director of Planning One (1) Year Term Ending 12/31/14

J. William Byrne Class IV Member Four (4) Year Term Ending 12/31/17

Michael Critchley Class IV Member Four (4) Year Term Ending 12/31/17

Robert Deehan Class IV Alt. 1 Member Two (2) Year Term Ending 12/31/15

**II. REORGANIZATION**

Michael Sullivan – Board Attorney - Called for Nomination of Chairman and Vice Chairman

1) ELECTION OF CHAIRPERSON – Robert Nardone

Nomination of Robert Nardone for Chairman was made by Member De Nigris, Seconded by Member Critchley, no other nominations were offered.

Members Voting “AYE” DeNigris, Critchley, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

2) ELECTION OF VICE CHAIRPERSON - Gene Pinadella

Nomination of Gene Pinadella for Vice Chairman made by Member De Nigris, Seconded by Member Critchley. No other nominations were offered

Members Voting “AYE” DeNigris, Critchley, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

3) RESOLUTIONS

- a. Designation of Official Newspaper
- b. Designation of Board Attorney
- c. Appointment of Board Secretary
- d. Adoption of Schedule of Meeting Dates for the Year 2014
- e. NJ Federation of Planning Officials Membership

Moved for approval by Member Ferramosca, Seconded by Member Pinadella  
Voice vote all present in favor

**REGULAR MEETING OF THE PLANNING BOARD CALLED TO ORDER**

**III. RESOLUTIONS TO BE MEMORIALIZED**

- 1) **CASE NO.** 11-8-9  
**APPLICANT** Rocco & Donna Ignozza & Marty Keagan  
**OWNER** Rocco Ignozza  
**LOCATION:** 22 Handzel Road  
**BLOCK:** 8201 **LOTS:** 8 **ZONE:** R-40

Applicant sought an extension of time to perfect the Minor Subdivision. Request granted on November 26, 2013.

Motion to approve as written by Member Pinadella, Seconded by Member Critchley

Members Voting “AYE” DeNigris, Critchley, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

- 2) **CASE NO.** 13-6-11  
**APPLICANT** Celebrity Italiano Auto Group, LLC (Permanent Facility)  
**OWNER** Whippany-110 Realty, LLC  
**LOCATION:** 110 Route 10 West Whippany

**BLOCK:** 6601                      **LOTS:** 1              **ZONE:** IB

Preliminary and Final Site Plan and Variance application approved November 26, 2013

Motion to approve as written by Member De Nigris, Seconded by Member Deehan

Members Voting "AYE" De Nigris, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting "NO" None

- 3)      **CASE NO.**                      13-11-17  
         **APPLICANT**                  Celebrity Italiano Auto Group, LLC (Temporary Facility)  
         **OWNER**                          V Fee Automobile Realty Investments, LLC  
         **LOCATION:**                      130 Route 10 West Whippany  
         **BLOCK:** 6601                  **LOTS:** 13.01      **ZONE:** IB

Preliminary and Final Site Plan and Variance application approved November 26, 2013

Motion to approve as written by Member Pinadella, Seconded by Member Deehan

Members Voting "AYE" De Nigris, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting "NO" None

**IV.      MINUTES FOR APPROVAL - October 22, November 12 and 26, 2013**

Motion to approve as written

Moved by Member Pinadella, Seconded by Member Francioli

Voice vote all present in favor

**V.      PUBLIC HEARINGS**

- 1)      **CASE NO.**                      13-11-18  
         **APPLICANT**                  Laurel Estates, LLC  
         **OWNER**                          Ali Kucukkarca, Zatibey Kucukkarca, Saffet Kucukkarca  
         **LOCATION:**                      60-66 North Jefferson Rd. Whippany  
         **BLOCK:** 9202                  **LOTS:** 15                  **ZONE:** R-10A

Applicant is seeking Preliminary and Final Site Plan to construct 16 Single Family homes and related improvements. **Board Action Date – February 21, 2013**

Craig Alexander - Attorney for Applicant

Stan Omland - Omland Engineering - Licensed PE and Professional Planner - sworn by attorney

Gerardo Maceira – Township Engineer- sworn by board attorney

Blais Brancheau – Township Planner - sworn by board

Stan Omland – Omland Engineering – Licensed PE and Professional Planner- gave overview of the proposed application and the history of getting to this point

Exhibit A-1 Existing Conditions Aerials

Exhibit A-2 Site Plan rendering

- Described Exhibit A-1 and the existing conditions on the site
- No water flowing in a southerly direction
- Proposing 16 single family homes
- Unique feature not subdivided lots but this is a single family development
- Common area is no different than any Townhome
- Township will not own the road
- No sheds - no fences - swing sets - pools
- No unique owned feature will be allowed in the common areas
- These are a single family in a site plan setting run by a Homeowner association
- Common area will be highly regulated - which will keep the common areas clean and neat - there will be no clutter outside the home - the deck and patio shown on the site plan will be the extent.
- The homes must stay as built no additions or modifications
- The cul de sac is wider than required by RSIS
- All proposed homes if built will not create variances
- The home location may change on each site- but will not be moved to a position to create variances
- There will never be the same model side by side so as not to create a cookie cutter development
- The entire development will be conforming
- Four street lights will be in the development
- Proposing conventional street lights
- Two retaining walls proposed
- Four feet high for the front basin and six feet high for the rear retaining wall
- Will be widening North Jefferson to coincide with the widening near the Ukrainian Church
- The perimeter of the property will be fenced - 4 foot high stockade fence
- There will be swales along the backs of the homes - will capture water from this development and directed to the detention basins - will prevent water from draining onto any adjoining properties - sized to accommodate to the increase in water flow due to this development
- Landscaping - 56 evergreen - 26 shade - 181 shrubs - 7 ornamental
- There will be foundation plantings

- The fire department is okay with foundation plantings but not side yard planting that would interfere with a ladder detention basins
- Because road is 28 feet wide they will not be restricting on the street parking  
Title 39 - state statute - ask governing body to allow it – Police Department to enforce on a private street  
Exhibit A-3 Kimbel Model Rendering  
Exhibit A-4 Griffith Model Rendering

Stan Omland – Omland Engineering – Licensed PE and Professional Planner- Described the different models - variations and elevations - common areas - comprised of all areas - grassed areas – road - detention basis - the exterior of the buildings - and driveways

Member Ferramosca - North East Wetlands - Will this be impacted

Gerardo Maceira –Township Engineer - There is some contribution back to the wetlands

Stan Omland – Omland Engineering – Licensed PE and Professional Planner - Will slightly feed the area - but much less than is being fed there today

- Will limit drainage into the wetlands
- The decks will be first floor only decks
- Will commit that building #16 will move no further westerly
- May allow a sunshade over the deck but it would have to be a common color and design
- Exterior of homes will be maintained by the association

Michael Sullivan – Board Attorney - Could make condition of approvals that Planning Board/Township Committee review the homeowner's association documents - and must meet DCA approvals

Member Francioli - Wanted parking on one side of the street only and deemed a fire zone

Member Nardone - Questioned restricted street parking

Stan Omland - Omland Engineering – Licensed PE and Professional Planner - One side of the street parking would allow - 9 spaces in the street

Member Byrne - If we make this cul de sac a fire zone we should make all in town a fire zone - but does not feel that restricted parking is necessary

Board - Agreed allow parking on both sides of the street but let the Cul De Sac be a fire zone as long as it meets RSIS

Blais Brancheau – Township Planner - Asked for clarification on the 42x58 envelope request

Stan Omland- Omland Engineering – Licensed PE and Professional Planner -Likely to occur in only one location at building one - but would like to have options for homes to have bump outs

- Addressed the concern of Row house look
- Rear yard setbacks on plans are definitive

The board took a three minute recess and then was back on the record

Stan Omland – Omland Engineering – Licensed PE and Professional Planner - Requested ability to allow decks to be wider but not deeper

Blais Brancheau – Township Planner - All for flexibility but feels clear boundaries need to be established for those that need to review the plans for compliance and building permits as well as the future homeowners

Michael Sullivan – Board Attorney - Will there be substantial compliance to the models that are being shown tonight

Member Pinadella - The homeowner association documents must be submitted to the town for review

- Once the design is in and the house is built that is it - no further modifications

Stan Omland – Omland Engineering – Licensed PE and Professional Planner - Will commit to no more than 20 feet width on the decks and patios

- Reviewed the Planners report dated December 12, 2013 - reviewed the report - point by point

Board - Okay with the 35 Foot setback on buildings 2&3

Stan Omland – Omland Engineering – Licensed PE and Professional Planner - Continued to review report

- Requested to keep the 4 foot fence around the perimeters

Member Ferramosca - Represented the church and requested the 6 foot fence

Stan Omland – Omland Engineering – Licensed PE and Professional Planner - Fence material - wood stockade fence

- Will do a board on board or something better
- Stan Omland reviewed Township Engineers Gerardo Maceira's report dated December 12, 2013
- Will comply with everything in Township Engineers Gerardo Maceira's report
- Will comply with all outside agencies

Member Byrne - Requested that the money contributed for the widening be held until they are ready to widen the entire road

Board - The widening will take place now and be done by the applicant

Opened to public for Questions

Diana Plaza - 2 Briarwood Court - Questioned the catch basins

- Concerned with them since the one in front of the church is not working

Stan Omland - Omland Engineering – Licensed PE and Professional Planner - These basins are designed differently than the one in front of the church

- These are not infiltration basins
- These basins will drain freely
- Detention basins are required by regulations

Member Francioli - Our engineering department is aware of the issue with the basin at the church and is working with the church property owner to correct the issue

Joe Shatinsky - 40 Windermere - Issues with flooding on his property - Feels this is a legal issue wants sidewalk on North Jefferson Road from Route 10 all the way to Parsippany Road

Stan Omland - Omland Engineering – Licensed PE and Professional Planner - Addressed the flow and the capturing of the water and reducing the flow of water - The pipe that they are tying into existing today and once they build their project there will be even less water directed to the pipe than is being directed there today

Michael Mihalko - Nye Avenue Whippany - Asked for clarification of the foot prints of the houses

- The homes of this development will not be greater than 42 X 50
- Would prefer a white vinyl 6 foot fence around the proposed development
- Requested more buffering to help block the headlights turning in the cul de sac
- Omland Engineering- will be directed by the board of the height and size of the fence

Member Byrne - A 6 foot fence is going to look like the great wall of the China - it is going to look like a fort

- Omland Engineering - Will put a 6 foot fence all around the property if that is what the board wants

Member Byrne - Board Agrees to a board on board 6 foot fence

Blais Brancheau – Township Planner - 1 1/2% COAH contribution fee is required

Stan Omland - Omland Engineering – Licensed PE and Professional Planner

- Addressed the Tree Replacement requirements

Closed to public

Opened to the public for comments seeing none closed to public

Michael Sullivan – Board Attorney - Summarized the application and conditions

Board - Southerly and Northerly 95 feet off of proposed right of way is where the fence will taper from 4 feet to 6 feet

Motion to approve preliminary and final with conditions

Moved by Member De Nigris, Seconded by Member Byrne

Members Voting “AYE” DeNigris, Critchley, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

Board had a brief discussion and wants lighting at Whippany Village Addressed

Meeting Adjourned at 9:45 P.M.

---

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