

**Minutes of the Planning Board of the  
Township Of Hanover  
January 28, 2014**

Chairman Robert Nardone called the Work Session to order at 7:10 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, Deehan, DeNigris, Ferramosca, Francioli, Nardone, and Pinadella

Absent was Member: Critchley, and Dobson

Also present was Board Attorney, Michael Sullivan, Township Engineer, Gerardo Maceira

Michael Sullivan – Board Attorney – Discussed how the board should generally handle applications for final site plan approval.

- Discussed revised Laurel Estates Resolution
- Explained to Board withdrawal of appeal by Stop & Shop

Board wants to go to self-Storage regarding signs

Chairman Robert Nardone called the Regular Meeting to order at 7:31 PM and The Open Public Meetings Act statement was read into the record:

**Cases Presented**

**I. RESOLUTIONS TO BE MEMORIALIZED**

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

Applicant sought Preliminary and Final Site Plan to construct 16 Single Family homes and related improvements. Application approved with conditions January 14, 2014.

Moved by Member Ferramosca, Seconded by Member Pinadella

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

Members Voting “NO” None

**II. MINUTES FOR APPROVAL**

January 14, 2014

Approved as written

Moved by Member Pinadella, Seconded by Member Ferramosca

Voice Vote all present in favor

**III. PUBLIC HEARINGS**

- 1) **CASE NO.** 13-10-16  
**APPLICANT** Novartis Pharmaceuticals  
**OWNER** DCT Hanover, L.L.C  
**LOCATION:** 220 Hanover Avenue Cedar Knolls  
**BLOCK:** 601 **LOTS:** 1.01 **ZONE:** IB-3

Applicant is seeking Preliminary and Final Site Plan and Variance relief for the installation of a 3,000 gallon liquid nitrogen tank, the replacement of the 500 gallon generator fuel oil tank with a new 5,000 gallon tank and the installation of a perimeter security fence.

**DUE TO ISSUES WITH LEGAL NOTICE THIS CASE HAS BEEN CARRIED TO THE MEETING OF FEBRUARY 18, 2014**

*Board Action Date – March 4, 2014*

- 2) **CASE NO.** 13-11-20  
**APPLICANT** NYSMSA Limited Partnership d/b/a Verizon Wireless  
**OWNER** Cedar Knolls Plaza III Associates LLC  
**LOCATION:** 8 Ridgedale Avenue Cedar Knolls  
**BLOCK:** 1101 **LOTS:** 5 **ZONE:** IP

Applicant is seeking Preliminary and Final Site Plan approval for permission to construct a wireless communication facility to be attached to the building located at the above address. The proposed wireless communication facility is proposed to consist of one antenna and related equipment cabinets attached to the building wall.

*Board Action Date – January 24, 2014*

Richard Schneider - Attorney for applicant - Gave overview of proposed cell network node

- Here this evening only for site plan approval

Gerardo Maceira - Township Engineer - Sworn by board attorney

Glenn Pierson - Electrical Engineer for applicant - Sworn by board attorney

- Gave overview of education and professional qualifications

- Gave general overall purpose of network node
- Verizon is building small network nodes rather than large towers in order to accommodate increased data usage of Verizon customers
- The initial use is for data offload for Verizon's LTE and 4G data usage

Opened to the public seeing none - closed to public

Marjorie Roller - Sworn by board attorney - Architect and professional planner - Qualified and accepted by board

- Prepared the site plan
- Described what is being proposed and where on the building
- Pipe is a single pipe that is 2 feet tall by 15 inches in diameter
- Equipment cabinet is approximately 18x8x24 mounted to face of second story portion of building
- 90% of equipment will not be see
- Site only visited every 4-6 weeks for general inspection and maintenance
- These cabinets are silent there is no noise emitted
- The pipe and antenna will be painted the color of the building so as to blend with the building
- Can comply with all of the Planners and Engineers comments

Opened and closed to public

Michael Sullivan – Board Attorney - summarized conditions.

Motion to approve with conditions.

Moved by Member Pinadella, Seconded by Member Byrne

Members Voting "AYE" DeNigris, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Chairman Nardone

Members Voting "NO" None

- 3) **CASE NO.** 13-11-19  
**APPLICANT/OWNER** Tiffany & Company  
**LOCATION:** 141 Parsippany Road Whippany  
**BLOCK:** 8901 **LOTS:** 11 **ZONE:** I-4

Applicant is seeking preliminary and final site plan approval in order to install on (1) 3,000 gallon above ground storage tank for additional diesel fuel capacity for emergency generator operation. Applicant is also seeking relief from section 166-124.1B as well as any and all other variances that may required

***Board Action Date – April 1, 2014***

Richard Briigliodoro - Attorney for applicant - Gave overview of proposed application

Gerardo Maceira – Township Engineer - Sworn by board attorney

Richard Tobia - Sworn by board attorney - Gave overview of education - Training and experience - Engineer for applicant

- Existing emergency generator at the Tiffany Building
- Proposing a new storage tank to increase run time capacity up to 4 days in an emergency situation
- Described location where tank would be located
- Described the reasons for choosing the 3,000 gallon tank
- Described the proposed tank - pool fire protection - this tank will survive for a minimum for two hours with a pool fire surrounding it - bullet and vehicle protection
- Described the tank - Diesel is combustible not flammable - Much higher ignition temperature needed to ignite diesel fuel
- The fill is at ground level
- Rear area of Tiffany site is fenced
- There are leak and high level alarms
- The generator testing will stay the same
- Facility has existing spill plan in place - and will be updated to include this tank
- Described the spill plan
- Reviewed the Township Planner and Engineer reports
- The nearest property is 260 feet away and the proposed tank does not sit any closer to the existing properties than what is currently there
- There is existing sufficient screening
- The tank will be a minimum of three feet away from exiting gas line as required
- No utilities are impacted

Opened to public

Closed to public

Gerry Mitchell - Sworn by board attorney - Gave the reasons for needing the generator

- Described the location of the proposed tank
- Reviewed the positive and negative criteria for variance relief

Richard Tobia - Agreed to maintain the evergreens on the easterly side of property

Michael Sullivan – Board Attorney - Summarized Conditions

Motion to approve with conditions

Moved by Member DeNigris, Seconded by Member Byrne

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

Members Voting “NO” None

- 4) **CASE NO.** 11-7-4-R1  
**APPLICANT/OWNER** Hanover and Horsehill Development, LLC  
**LOCATION:** Corner of Hanover Ave. & Horsehill Rd. Cedar Knolls  
**BLOCK:** 701 **LOTS:** 1.01 **ZONE:** IB-3

Applicant is seeking Final Site Plan approval on Phases B & C, Bank and Retail Buildings.

***Board Action Date – January 31, 2014***

John Wychiskala - Attorney for applicant - Here seeking final site plan approval for phases B&C

- Gave overview of previously approved portions of this application
- Gerardo Maceira – Township Engineer - Sworn by board attorney

Enzo Pavise - Architect for applicant

Exhibit A-1 Drawing AR 103 - Colored version Proposed floor plans and exterior elevations

Exhibit A-2 Rendering perspective of retail store

Exhibit A-3 Materials Board

- Reviewed the Exhibits
- Described the proposed facades and elevations
- Can accommodate up to 8 Retail stores
- Bank - similar design of the retail stores
- Described the Pylon and ground sign
- Signs for the stores are internally lit

Member Pinadella - Requested that the two front corners be elevated in order to not make the building appear so flat

Enzo Pavise – Architect for applicant - Can raise the corners to accommodate Member Pinadella’s request

- Described the building materials and colors and how they will be laid out on the buildings

Member Pinadella - Requested that the center of the retail building be rounded Board

- Does not like that idea and does not feel it would be a good look for the building

Enzo Pavise – Architect for applicant - Reviewed Exhibit A-1 again with the board

Board wants to see a full colored site plan rendering showing all of the buildings together

Member Francioli - Wants isolux detail - wants to see landscaping

Gerardo Maceira – Township Engineer - This is all part of the originally approved site plan

John Wychiskala – Attorney for the applicant - Summarized the Exhibits that they will be returning with to show the site rendering and layout and reduced size copies for the board

Member Pinadella - Wants to know why they need so many lanes for the bank drive through

Member Francioli - Questioned awnings and does it create a variance

John Wychiskala – Attorney for the applicant - All signs will conform to the ordinance

Members Francioli - Questioned retention basin and is it working the way it should

Gerardo Maceira – Township Engineer - All retention basins are working properly and they have met the county requirements

- All conditions from Preliminary approval have been satisfied

Member Ferramosca - Would like the parking issues to be addressed when they return

**Case Carried to March 18, 2014**

Motion to carry to March 18, 2014.

Moved by Member Ferramosca, Seconded by Member Pinadella

All present in favor

Meeting Adjourned at 9:59 P.M.

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