

**Minutes of the Planning Board of the
Township Of Hanover
March 18, 2014**

Vice Chairman Pinadella called the Work Session to order at 7:00 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, and Pinadella

Absent were Members: Dobson and Nardone

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

Member Francioli- Warehouse building being used by multiple tenants

- Request Planning Board give consideration to already standards for directional sign boards and have it not come before Planning Board
- Allow for reasonable signage

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

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- | | | |
|-----------|------------------------|--------------------------------|
| 1) | CASE NO. | 14-1-2 |
| | APPLICANT/OWNER | TJF 60 SOUTH JEFFERSON RD. LLC |
| | LOCATION: | 60 SOUTH JEFFERSON RD. |
| | BLOCK: 2602 | LOTS: 7 ZONE: I |

Applicant sought Preliminary and Final Site Plan approval to allow overnight parking for six vehicles. No variances required. **Application Approved February 25, 2014**

Motion to approve as written

Moved by Member DeNigris, Seconded by Member Byrne

Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, and Ferramosca

Members Voting "NO" None

Opened to the public and closed to public

Erik Keller - Omland Engineering - Professional Planner and Engineer - Sworn by board attorney

- Addressed the issues with the original proposed sign in the center island - visibility and turning issues
- Addressed the three sign variances raised by the Township Planner
- The design of the wall and the Landscaping area all in alignment with the look and feel of the community
- Lettering on the entry way sign will be visible over 400 feet away
- The sign lights are LED and very directional and pointed away from the road
- Each sign can only be seen from one direction
- The materials for the sign characters are aluminum pin mounted
- March 13, 2014 Township Planners – Blais Brancheau’s report - will satisfy all items in his report as well as Gerardo Maceira's - Township Engineers March 17, 2014 report as well as the outside agencies
- Addressed Member Ferramosca’s questions regarding visibility of the entranceway signs

Tom Carmen - Landscape Architect - Entrance island is a landscaped mountable curb

- All landscaping material is low

Opened to public

Closed to public

Member Francioli - Feels the signs are additional architectural accent to the property and a design product

Steve Santola - Executive Vice President and Associate General Counsel at Woodmont Properties

- Patriots Path has been constructed with a 10 foot width

Member Ferramosca - Does not see the functionality of the signs/walls

Member Pinadella - Questioned the medallions on the signs

No board members objected to the medallions

Michael Sullivan – Board Attorney - Summarized conditions

Motion to approve preliminary and final with amended variances

Moved by Member DeNigris, Seconded by Member Critchley

Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, Pinadella, and Francioli

Member Voting "NO" Ferramosca

Meeting Adjourned at 8:28 P.M.

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