

**Minutes of the Planning Board of the
Township Of Hanover
April 15, 2014**

Chairman Robert Nardone called the Work Session Meeting 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, Dobson, Ferramosca, Francioli, and Nardone

Absent were Members DeNigris, and Pinadella

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

Chairman Nardone – Reviewed this evenings agenda

Michael Sullivan – Board Attorney – Gave update on Wegman’s litigation

- Advised Hanover 3201 filed litigation in Federal Court against the Village Supermarket
-
- Board discussed damage around detention basin at Shop Rite
-
- Board Secretary Kimberly Bongiorno to notify Zoning Officer Sean Donlon and Elvira De Simone – regarding property Maintenance issues at the Shop Rite site

Member Francioli- Questioned Township Engineer - Gerardo Maceira regarding roadway in front of Shop Rite

Gerardo Maceira- Township Engineer – Only temporary

Board – Questioned solar panels on roof of house on Fieldstone

Board Secretary to find out from Sean Donlon if they were installed with a permit.

Chairman Robert Nardone called the Regular Meeting to order at 7:37 PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- | | | |
|-----------|------------------------|--|
| 1) | CASE NO. | 04-2-4-R1 |
| | APPLICANT/OWNER | Woodmont Realty Group Cedar Knolls LLC |
| | LOCATION: | 225 Cedar Knolls Road Cedar Knolls |

BLOCK: 2302 **LOT:** 2 **ZONE:** RM-4

Applicant sought amended site plan approval to permit certain revisions to the landscaping and signage for the property. The applicant requested relief from sections 166-143A and 166-143A1 as well as any and all other variances that may have been required.

Application approved with conditions March 18, 2014

Moved by Member Critchley, Seconded by Member Francioli

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

Members Voting "NO" None

II. MINUTES FOR APPROVAL - MARCH 11 & 18, 2014

Motion to approve

Moved by Member Critchley, Seconded by Member Byrne

All present in favor

III. PUBLIC HEARINGS

- 1) **CASE NO.** 13-3-5
APPLICANT/OWNER Hanover 3201 Realty, LLC
LOCATION: Sylvan Way @ Ridgedale Avenue Cedar Knolls
BLOCK: 3201 **LOTS:** 1 & 2 **ZONE:** OB-DS

Applicant is seeking final site plan approval for the construction of five buildings totaling 170,550 square feet with one of buildings designated as being a 140,000 square foot Wegman's, surface parking for 1178 cars, onsite storm water facilities, building signs, two driveway signs and two onsite freestanding signs, parking lot landscaping, retaining walls with fencing.

Application adjourned per Applicant's request letter dated April 9, 2014
Application adjourned to September 16, 2014

Board Action Date – September 30, 2014

Case carried by letter to September 16, 2014

Moved by Member Ferramosca, Seconded by Member Byrne

Voice vote all present in favor

- 2) **CASE NO.** 11-5-2

APPLICANT/OWNER Jean M. Moroz
LOCATION: 41 & 43 Malapardis Road Whippany
BLOCK: 2903 **LOTS:** 17 & 18 **ZONE:** R-25

Applicant is seeking minor subdivision approval and variance relief from sections 166-154C, and 166-170F, as well as any and all other variances that may be required.

Board Action Date – June 20, 2014

Richard Stein - Attorney for applicant - Gave overview witnesses to be presented this evening as well as an overview of the proposed sub-division

- Gave overview of history of ownership

John Vogel - Surveyor - Sworn by Board Attorney - Gave overview of work History

- Accepted by Board as Professional Surveyor
- Described 10 foot easement around the garage
- Reviewed the list of variances
- Lot width
- Frontage
- There will be a minimum of 10 foot easement around the garage

Michael Sullivan – Board Attorney - Reviewed Township Planner - Blais Brancheau's suggestion to remove the garage and eliminate the issue

Richard Stein – Attorney for the applicant - The existing garage is a substantial brick building and the applicant would like it to remain

Member Francioli - Questioned that if the garage were to be removed or destroyed could they fix the lot line at that time

Michael Sullivan – Board Attorney - Explained that it would be hard to determine the trigger and should go by the boards Planners recommendation and deal with the issue at this time

Opened and closed to public

P. David Zimmerman - Planner for the applicant - Accepted by board

Exhibit A-1 - Collective packet of Photos

Photo 1 - Aerial photo of the neighborhood

Photo 2 - View of Subject property from Malapardis Road

Photo 3 - Tax Map of Area

- Discussed the existing lots and their sizes in the area of the proposed sub-division
- Of the 24 homes in this neighborhood 8 have less than the required lot width
- Dealing with C1 and C2 variances with this proposed subdivision and gave the overview of the criteria
- The variances that deal with the lot widths can be dealt with as C2 variances
- Quoted from the Hanover Township Land Use Plan - One regarding the characteristics of the Township and being a fully developed Township
- This is the only parcel that could be subdivided in this neighborhood except for one other parcel consisting of 11 Acres

Member Byrne - Concerned that the existing garage structure is very large and sits right in the middle of the two properties.

- Concerned that the proposed lots new structure would be very close to the garage that will remain on the original lot with the existing home

Member Ferramosca - referred page 3 Middle discussion paragraph - regarding setback violations and neighbor issues in the future

Member Nardone - Questioned if the garage would be an issue

Richard Stein – Attorney for the applicant - Asked to have the matter carried to the May 20th meeting

Opened to the public

Charles Palmisano - 45 Malapardis Road - Questioned if the easement is only on one side

- Is there a proposal to construct a home on the proposed lot

Sharon Palmisano - 45 Malapardis Road

Richard Stein – Attorney for the applicant - Stated there is not a proposed home for the vacant lot at this time but this is being done to look down the road in the future

- Explained that the driveway variance is not on the side of the property

Greg Dewer - 41 Malapardis Road -Concerned with the placement with the house

Member Byrne - Asked if the garage is removed would the driveway still be in violation

Moved by Member Ferramosca, Seconded by Member Byrne
Voice Vote all in favor to carry to May 20

Meeting Adjourned at 8:37 P.M.

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