

**Minutes of the Planning Board of the
Township Of Hanover
April 22, 2014**

Chairman Robert Nardone called the Work Session Meeting to order at 7:08 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, Dobson, Ferramosca, Francioli, Nardone, and Pinadella

Absent were Members: None

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

Member Francioli – Discussed Bayer access and meeting with Department of Environmental Protection in Trenton

Member Nardone – Reviewed agenda for the evening

- Gave update of meeting with Joe Burgis regarding Route 10 corridor
- Discussed restraints regarding Whippany River
- Discussed time line for work Joe Burgis will be doing

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. MINUTES FOR APPROVAL - APRIL 8 , 2014
Deferred to a later date

II. PUBLIC HEARINGS

1) CASE NO. 11-7-4-R1
APPLICANT/OWNER Hanover and Horsehill Development, LLC
LOCATION: Hanover Avenue & Horsehill Road 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. Partially heard and carried from January 28, 2014.

Board Action Date – April 22, 2014

John Wychiskala - Attorney for the applicant - Gave overview of continuation of hearing for phases "B" & "C"

- For the retail and bank pads on the site and two freestanding signs
- Reviewed what has been submitted by the applicant

Enzo Pavise - Architect for applicant - Previously sworn

Blais Brancheau - Township Planner - Sworn by board attorney

Enzo Pavise – Architect for the applicant - Reviewed what is being proposed

- Reviewed the drawings that were submitted to the board for review
- Vinyl awnings have been removed and extended the canopies so entire canopy covers the entire sidewalk
- The corners of the building now have a structure that projects forward

Exhibit A-4 - Colored drawing of AR-103

- The sign materials are colored masonry material
- The area behind logo is a stucco material
- Reviewed the roof plans for all three building and discussed where the rooftop units are placed on the buildings

Exhibit A-5 - Reviewed colored rendering of the supermarket

Exhibit A-6 - Colored three dimensional rendering of the bank pad site

- Described the design and the materials of the bank building

Exhibit A-7 - Retail store rendering

- Described the design and the materials of the retail building
- Described the main pylon sign and ground signs

Exhibit A-8 - Rendering of what all three buildings will look like once buildings are complete

- Referred to Exhibit A-3 showing materials

Member Pinadella - Requested a fake pillar on the sides of the retail building to break up the brown wall

- Questioned the amount of drive thru's - only wants two drive thru's - not the four proposed

Enzo Pavese – Architect for the applicant -The doors to the new retail building are recessed rather than having the vinyl awnings

Blais Brancheau – Township Planner - Questioned how recessed the doors are on the rear of the retail building

Enzo Pavese – Architect for the applicant - The rear doors are recessed three feet - showed Mr. Brancheau on the plan how the recessed door is scaling

Blais Brancheau – Township Planner - Would like to see awnings at the rear of the buildings

Member Byrne - Would prefer no awnings - They become signs and only look good for the first 6 months and then they become an issue

- Consensus of board is to not have the awnings

Michael Sullivan – Board Attorney - Reviewed the Planners report dated March 24, 2014 for open items that would be conditions of approval

Opened to the public - no public present at hearing

Dave Wisotsky – Bohler Engineering - Sworn by board attorney - Has no problem complying with the Planner or Engineers reviews

- Addressed the proposed number of drive thru lanes at the bank referred to sheet 3 of the site plan
- Experience is when banks can fit four drive thru lanes this is what they want in order to improve customer flow and stacking
- Drive thru's are on the side of the building
- Reviewed how the traffic will flow around the site

John Wychiskala – Attorney for the applicant - There is a bank tenant who is interested in this bank site as designed with the four drive thru lanes

Dave Wisotsky – Bohler Engineering - Described the site flow of traffic leaving the drive thru lanes

- The four lanes allow for better stacking
- The layout of this bank has been previously approved and received preliminary approval

Gerardo Maceira – Township Engineer - The police department has no issue regarding the bank pad site as designed

Michael Sullivan – Board Attorney - Reviewed the approvals that were granted

Member Byrne - The four lanes have always been there and we did approve four lanes

Michael Sullivan – Board Attorney - Confirmed the four lanes were on the original plans

Dave Wisotsky – Bohler Engineering - The original pylon sign has not changed since its approval

- The signs on the pylon are internally lit

Enzo Pavese – Architect for the applicant - The internal lighting of the pylon sign has LED fixtures

Blais Brancheau- Township Planner - Questioned the car stacking with a car stopped at the stop bar to exit the site and the space left for the car that will be approaching the window or the machine

- Suggested moving the building 4-5 feet for stacking purpose

Dave Wisotsky – Bohler Engineering - It is easier to move the machines rather than moving the building

- The machines can be moved anywhere on the islands
- There is room for 12 cars

Member Ferramosca - Asked for a crosswalk or a safe passageway to walk from bank across the drive isles

Dave Wisotsky – Bohler Engineering - Concerned with having a cross walk to nowhere - must have landing area for safety

Opened to the public - no members of public present

Lee Klein - Omland Engineering - Sworn by board attorney

- Discussed parking study prepared by Lee Klein and Erik Keller of Omland Engineering
- The parking lot was never more than 78% occupied
- This project is fully compliant with the township parking requirement
- Actually provide more parking than required

Member Ferramosca - Concerned with Sampling Plan

- Asked how they chose the days of the weeks that were chosen for sampling

Lee Klein – Omland Engineering - They were random days and weeks chosen

Member Ferramosca - The peaks that were used are not reality

- The first week of the month is when many receive pay/income
- Wants to know why this week was not used

Lee Klein – Omland Engineering - They just picked random weeks

Member Ferramosca - Is appalled at the statistics provided for not including the highest peak shopping week of the month

- Saturday and Sunday of the first week of the month are the peak days of the month
- This report is incomplete the sampling days shown do not accurately depict peak shopping days

Member Francioli - Concerned that the parking will be near capacity when the two additional pad sites are constructed

John Wychiskala – Attorney for the applicant - The parking is fully compliant with the zone requirements

5 minute break

Back on the Record

Closed out Witness Lee Klein – Omland Engineering

John Wychiskala – Attorney for the applicant - Will be calling Frank Sauro

Frank Sauro - Sworn by board attorney - Gave professional background - Currently works for Village Supermarkets

- Addressed the peaks for the village family of supermarkets
- This store is remarkable consistent and there is really no variations in peaks at this store from week to week
- Believes the sampling for parking at this site is a fair sampling
- There is a national bank that is extremely interested in the bank site
- Their prototype is very similar to what is being proposed for bank site

Member Nardone - The board wants to resolve what they believe is the safest design for the bank drive thru lanes

John Wychiskala – Attorney for the applicant - Gave the reasons for keeping the site plan as designed and approved - this is the project that was approved

- There was lengthy testimony regarding the drive thru lanes when this project was originally approved

Dave Wisotsky – Bohler Engineering - The bypass lane is a safety improvement and not a detriment

- It enhances the safety of the site and allows for more site distance
- It does not help to remove the bypass lane

Gerardo Maceira – Township Engineer - Discussed the bypass lane

- Does not feel that there is a huge benefit to have the bypass lane

Frank Sauro – Currently works for Village Supermarkets - Trusts Mr. Wisotsky opinion and feels that they could eliminate the pass through lane without issue and will increase the landscaped island in that area

Michael Sullivan – Board Attorney - Summarized the conditions if application is approved

Dave Wisotsky – Bohler Engineering - Clarified the distance of the vehicles stacking to the stop bar to the midpoint of the machine

Motion to approve with conditions

Moved by Member Pinadella, Seconded by Member Byrne

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

Members Voting “NO” Francioli

III. OTHER BUSINESS

Referral of Ordinance 17-14 Administrative Officer and Authorization for Chairman to sign the letter to the Township Committee

Blais Brancheau – Township Planner - Gave an overview of what the Administrative Officer does and what this ordinance does is provide who does what within the township

Approved as written

Moved by Member Byrne, Seconded by Member Critchley

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

Member Ferramosca Abstained

Meeting Adjourned at 9:44 P.M.

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