

**Minutes of the Planning Board of the  
Township Of Hanover  
October 21, 2014**

Chairman Robert Nardone called the Work Session Meeting to order at 7:07 PM in Conference Room "A" and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Deehan, De Nigris, Ferramosca, Mayor Francioli, Nardone, Pinadella, Critchley (arrived 7:21), and Dobson (arrived 7:15).

Absent was Member: Byrne.

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

Discussed the issues with the recording equipment and advised that the applicant would be bringing a court reporter this evening.

Chairman Nardone called the Public Meeting to order at 7:30 and read the Open Public Meetings Act into the record.

The Board Secretary called the roll.

In attendance were Members: Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, and Pinadella.

Absent was Member: Byrne.

**I. MINUTES FOR APPROVAL**

**AUGUST 12 & 19**

**SEPTEMBER 9, 16 & 23, 2014**

Minutes for all dates are approved as written.

Motion to approve as written.

Moved by Member Mayor Francioli, Seconded by Member De Nigris.

Members Voting "AYE": Critchley, Deehan, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Pinadella

Members Voting "NO": None



Mr. Pinadella

- Wanted the building to look more like the Early Learning Center on the corner of Route 10 and North Jefferson Road.

Mr. Young

- There was no way to create the same roof line. It was just not appropriate for Quick Chek. Also due to the open floor plan of the Quick Chek, they could not accommodate the same type of roof as the Early Learning Center.

Mr. Maceira – Township Engineer – still under oath

- Requested a small band of color on the bollards. The band of color would be 4- 6” wide around the top constructed of reflective material so that they are visible for safety.

7:46PM Opened to the public for comments and/or statements.

Carol Fomchenko of 38 Malapardis Road, Whippany, sworn by Board Attorney.

- Read a statement into the record outlining concerns with the approval site. Also outlined each concern and then provided reasoning for the concerns.
  - Extremely concerned with the entrance to the Quick Chek from Ukraine Road.
  - Concerned with cars coming down onto Malapardis trying to find a short cut – only to realize it is a dead end and then turning around in driveways and speeding out of the neighborhood.
  - Concerned with commercial use adjacent to a residential zone.

7:54PM Closed to public

Mr. Wyciskala

- Rested the applicant’s case based on testimony.

Mr. Pinadella

- Has a number of concerns. He feels the architecture does not meet what he was looking for.
- Concerned with improvements on Route 10. He feels the applicant’s traffic expert was very articulate but still has concern that opening up may cause some major traffic issues.
- Feels the improvements on Jefferson Road and Route 10 are much needed.

Mr. Ferramosca

- Questioned if parking is allowed on Ukraine Road. Can parking be restricted on Ukraine Road? He does not want to encourage parking on Ukraine Road. He would like to prohibit it.
- Understands exiting Ukraine Road onto Jefferson Road is difficult. How can this be improved?

Mayor Francioli

- Would like the Police Department to start addressing violators blocking the box on South Jefferson at Ukraine Road.

Chairman Nardone

- Questioned if there could be some type of flasher installed or some other visual to bring attention to the traffic box.

Mayor Francioli

- Suggested the mobile digital sign be placed with the “Don’t Block the Box” message to bring attention to the box.

Mr. Ferramosca

- Would like to see a more pronounced box. Suggested having a similar box to the one on Speedwell Avenue in Morris Plains in front of the Chase Bank.

Mayor Francioli

- Requested conditions for emergency access to the site from Jefferson Road.

Mr. Wyciskala

- There are mountable curbs so that the fire trucks can access the site. The applicant will work with the Fire Department to address any comments.

Mayor Francioli

- The other issue is the emergency access to Route 10 from Malapardis Road. Township can join with applicant when presenting request for access to DOT. Access could be provided, either with a breakaway fence or pavers.

Chairman Nardone

- Questioned the hours of operation and reducing the lighting.

Mr. Wyciskala

- The lighting at the rear of the store will be turned off within 30 minutes of the store closing.
- The height of the light fixtures is 15’ with zero spill over.

Mr. Ferramosca

- Addressed screening from sight with a greater caliper tree size and density and height so the shielding is immediate and we do not have to wait for the foliage to grow and fill in.

Chairman Nardone

- Requested that applicant pave the entire length of Ukraine Road to where it intersects with Malapardis Road.

Mr. Wyciskala

- Will do the 2” overlay for the entire length and will not mill and pave.

Mr. Maceira

- Needs a mill and pave. If you do not mill and pave the road will deteriorate within 5 years.

Mr. Sullivan

- Clarified the issues with the condition of Ukraine Road.

Mr. Wyciskala

- Agreed to two-inch mill and paving of the entire width of Ukraine Road to Malapardis Road.

Chairman Nardone

- Spent a lot of time on the safety aspect of the site. Not many types of uses that would want to use this property. This applicant has made as many improvements as commercially possible. The appearance of the site has come a long way and believes it is something that will look nice and is a vast improvement to the blight that is there now.

Mayor Francioli

- Wants everyone to understand that although this development will address many traffic issues, this will not fix all of the problems.

Mr. Wyciskala

- Explained how the applicant is responsible for dealing with the contamination issues on the site.

Mr. Sullivan

- Summarized the conditions if this application is approved.

Motion to approve with the outlined conditions.

Moved by Member De Nigris, Seconded by Member Deehan.

Members Voting "AYE": De Nigris, Deehan, Dobson, Ferramosca, Francioli, Nardone.

Members Voting "NO": Pinadella.

### **III. OTHER BUSINESS**

Chairman Nardone

- No meeting next week.

### **IV. ADJOURNMENT**

Motion to adjourn.

Moved by Member Ferramosca, Seconded by Member Critchley.

The motion was approved unanimously

Meeting Adjourned at 8:22P.M.

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KIMBERLY A. BONGIORNO, LUA.  
BOARD SECRETARY  
PLANNING BOARD  
TOWNSHIP OF HANOVER

COUNTY OF MORRIS  
STATE OF NEW JERSEY