

**Minutes of the Planning Board of the
Township Of Hanover
December 9, 2014**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05 PM in Conference Room "A" and The Open Public Meetings Act statement was read into the record:

Township Engineer Gerardo Maceira took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Francioli and Chairman Nardone

Absent was Member: Pinadella

Also present was Township Planner, Blais Brancheau

Chairman announces agenda.

1) RESOLUTION FOR MEMORIALIZATION:

- | | | |
|----|--------------------|--|
| 1) | CASE NO. | 13-8-12 |
| | APPLICANT | Go For The Gold Gymnastics |
| | OWNER | 145 Algonquin Associates LLC C/O Kushner Companies |
| | LOCATION: | 145 Algonquin Parkway
Whippany |
| | BLOCK: 6903 | LOTS: 4 ZONE: I |

Applicant sought permission to install a tenant separation wall and take an additional 4,880 sq. feet of the building to be used to expand the existing gym. Applicant will occupy 16,674 square feet of the 23,588 sq. ft. building. Applicant also sought relief from section 166-155. Application approved November 25, 2014.

The Resolution was memorialized and adopted without any changes. No language was added pertaining to the dumpster screening.

Motion to approve as written.

Moved by Member Critchley, Seconded by Member Byrne

Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, Dobson, Francioli, Nardone

Members Voting "NO" - None

- | | | |
|----|------------------------|---|
| 2) | CASE NO. | 14-11-12 |
| | APPLICANT/OWNER | Bayer Healthcare, LLC/Cooper Land Company of New Jersey, Inc. |

LOCATION: 100 Bayer Boulevard
Whippany
BLOCK: 5801 **LOTS:** 1.03/1.04 **ZONE:** OB-RL3

Applicant sought Preliminary and Final Site Plan approval to construct an approximately 1,256 square foot salt storage facility and to make certain other related site improvements to the property. Application approved November 25, 2014.

Resolution memorialized and adopted without changes.

Motion to approve as written.

Moved by Member De Nigris, Seconded by Mayor Francioli
Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, Dobson, Francioli,
Nardone
Members Voting "NO" - None

3) **CASE NO.** 14-6-9
APPLICANT New York SMSA Limited Partnership d/b/a Verizon
Wireless
OWNER MB1 Cedar Knolls LLC
LOCATION: 240 Cedar Knolls Rd
Cedar Knolls
BLOCK: 2402 **LOTS:** 2 **ZONE:** OB-RL

Applicant sought Preliminary and Final Site Plan approval for placement and replacement of antennas, OVP remote radio heads and appurtenant cabling on the rooftop of the existing site. The Applicant also sought relief from section 166-192A as well as any and all other variances that may have been required. Application approved November 25, 2014.

Resolution was memorialized and adopted without any changes.

Motion to approve as written.

Moved by Member Critchley, Seconded by Member Deehan
Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, Dobson, Francioli,
Nardone
Members Voting "NO" - None

2. CONCEPT REVIEW:

CON-028
CHRISTIAN N. PETER
886 RT. 10
14 UNITS MULTI-FAMILY

- Christian Peter explains concept of the plan for rezoning.
- Stan Omland distributes revised plan (in color) dated 12/08/14
- Stan Omland describes the property.
- Christian Peter has tried to obtain the properties to the east
- Zone requires 50 acres for multi-family housing.
- The lot is very oddly shaped.
- Compatible land use
- The front yard requirement forces building into the narrower rear of lot.
- The building designed to be equal distance from Grande buildings on either side.
- Density 10. Grand is 245, but net density is higher.

Planning Board discussion and comments.

- This is not a good location for retail.
 - Size of properties to east? Approximately 0.6 – 0.7 acres (for both)
 - -Would the DOT approve the driveway?
 - Building architecture?
 - Would there be bus and fire truck maneuvering?
 - Laurel Estates density is much lower. The density is a major issue.
 - Controls exterior improvement.
 - Transfer development rights? (e.g. Buy dilapidated building on Route 10.)
 - Parking setbacks?
 - Distance from driveway to Grande buildings?
 - Rental apartments ? Condos? Rental – market rate.
 - Density concerns; tight fit.
- (Nardone, Byrne, Ferramosca, DeNigris)
- Would there be potential for retail or office space
 - What if one Grande building was placed on-site? Could work?
 - Discussion re-use, density

There was no resolution. The applicant is going to consider Board's comments.

3. CONCEPT REVIEW:

CON-029
WHIPPANY ROAD DEVELOPERS, LLC
325 WHIPPANY ROAD
MULTIFAMILY AGE RESTRICTED TOWNHOMES

Stan Omland:

- JMF Properties under contract.
- Stan describes proposal, property, and area.
- Project similar to Viera Development (RM-3 Zone)
- Age-restricted
- 41 Units
- More dense than Viera project.
- Adequate parking.
- Buffers along street, adjacent to residential.
- Three bedrooms.
- Units will be for sale.

Planning Board discussion and comments.

- Setbacks to residential properties questions the 30 Feet.
- Distance between buildings.
- Driveway access
- Sidewalks
- Price (\$850,000)
- Affordable housing issues?
- Zoning approach?

Applicant to return with revised plan at the January work-session.

4. REFERRAL OF ORDINANCE 43-2014 PERTAINING TO SPECIAL EVENT SIGNS

Blair Brancheau describes ordinance.

Planning approves letter and the ordinance as written.

Motion by Member Byrne, Seconded by Member De Nigris.

Members voting in favor: De Nigris, Deehan, Critchley, Byrne, Dobson, Ferramosca, Mayor Francioli and Chairman Nardone.

5. REFERRAL OF ORDINANCE 44-2014 TC – TOWN CENTER ZONE ORDINANCE

Blais Brancheau explains background

- Town Center Zone
- Riverpark litigation
- Settlement agreement

Ordinance 44-14 complies with settlement agreement.

Planning Board approves letter and ordinance as written.

Moved by Member DeNigris, Seconded by Member Critchley

Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, Dobson, Ferramosca, Francioli, Nardone
Members Voting "NO" - None

6. DRAFT MASTER PLAN AMENDMENT - ADDRESSING INCONSISTENCY BETWEEN LAND USE PLAN ELEMENT AND ORDINANCE 44-14

Blair Brancheau describes ordinance.

- Resolves inconsistency with housing plan and ordinance 44-14
- Planning Board to schedule public hearing for Master Plan.

7. MINUTES:

OCTOBER 14, 2014
NOVEMBER 11, 2014
NOVEMBER 24, 2014

Adopted with one correction to the November 25, 2014 minutes for the New York SMSA Limited Partnership d/b/a Verizon regarding how members voted. Corrected and adopted

Motion to approve all three sets of minutes.

Moved by Member Byrne, Seconded by Member DeNigris

Members Voting "AYE" DeNigris, Deehan, Critchley, Byrne, Dobson, Ferramosca, Francioli, Nardone

Members Voting "NO" - None

8. OTHER BUSINESS

- Adjournment of Hanover 3201 to March
- Mayor states that Mack-Cali has been awarded contract for the construction at Wegman's site.

9. ADJOURNMENT

Meeting adjourned at 8:40 P.M.

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