

**Minutes of the Planning Board of the
Township Of Hanover
May 20, 2014**

Chairman Robert Nardone called the Work Session meeting to order at 7:05 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 Nardone - Reviewed agenda for this evenings meeting

7:10 PM Motion to go into closed legal session to discuss

DOCKET No. MRS-L-1071-14 ROCCO & CARA MARUCCI –v- PLANNING BOARD OF HANOVER TOWNSHIP

Moved by Member Ferramosca, Seconded by Member Francioli

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

7:31 PM Motion to return to open session.

Moved by Member Ferramosca, Seconded by Mr. De Nigris

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

Motion of Authorization for Michael Sullivan – Planning Board Attorney to defend the Planning Board in Rocco and Cara Marucci – v – Hanover Township Planning Board.

Moved by Member Ferramosca, Seconded by Mr. De Nigris

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

Chairman Robert Nardone called the Regular meeting to order at 7:36 PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 11-7-4-R1
APPLICANT/OWNER Hanover and Horsehill Development, LLC
LOCATION: Corner of Hanover Avenue & Horsehill Road
Cedar Knolls
BLOCK: 701 **LOTS:** 1.01 **ZONE:** IB-3

Applicant sought Final Site Plan approval on Phases B & C, Bank and Retail Buildings. Application Approved April 22, 2014.

Motion to approve resolution as written

Moved by Member DeNigris, Seconded by Member Byrne

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

Members Voting "NO" None

II. MINUTES FOR APPROVAL - April 8, 15, 22 and May 13, 2014

Minutes of April 8, 15, 22 approved as written

Moved by Member Francioli, Seconded by Member Ferramosca

Voice Vote All present in Favor

Minutes of May 13, 2014 deferred to a later date

III. PUBLIC HEARINGS

- 1) **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. Case partially heard and carried from April 15, 2014. **Case carried per letter to June 17, 2014**

Board Action Date – June 20, 2014

Secretary read a letter dated April 28, 2014 from applicant's attorney, Richard Stein, into the record

Moved by Member Ferramosca, Seconded by DeNigris

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

Members Voting "NO" None

- 2) **CASE NO.** 14-4-5
APPLICANT/OWNER Jet Care Realty LLC
LOCATION: 3 Saddle Road Cedar Knolls
BLOCK: 701 **LOTS:** 22 **ZONE:** I

Applicant is proposing additional signage to previously approved site plan. Applicant proposes the installation of a 48" H x 24" W x 10" D on a 10" H x 29" W pedestal set back 10 feet from the right of way requiring relief from the following sections 166-147(B), 166-147(D). **DUE TO DEFECTIVE NOTICE THIS CASE HAS BEEN CARRIED BY LETTER TO JUNE 17, 2014.**

Board Action Date – August 20, 2014

Secretary read the letter from the applicant's attorney, Joseph O'Neill, into the record

Moved by Moved Critchley, Seconded by Member Ferramosca

Voice Vote all present in Favor

- 3) **CASE NO.** 14-4-4
APPLICANT/OWNER Thirty SJR LLC
LOCATION: 30 South Jefferson Road Cedar Knolls
BLOCK: 2904 **LOTS:** 8 **ZONE:** I

Applicant is seeking Preliminary and Final Site Plan and Variances to convert the use of the existing structure on the property to a permitted use. The applicant intends to adaptively reuse the residential structure as office space for StarLo Communications. The applicant is seeking relief from the following design standards 166-104F (1), 166-104Q (1), 166-104Q (2), 166-104Q (3). The applicant is also seeking variance relief from sections 166-196B, 166-153K (1) (a), 166-153K (2), 166-153K (3), 166-131G (2) (c)

Board Action Date – August 20, 2014

Larry Calli - Attorney for the applicant - Gave history of the property in question
- Preexisting non-conforming use of a house has been eliminated

- Will be an office use
- No Clients - customers or guests will be on this site

Gerardo Maceira - Township Engineer - Sworn by board attorney

Alfred Stuart - Professional Engineer and Land Surveyor for the applicant - Sworn by board attorney

- Gave overview of educational and professional background
- Referred to plan sheets dated and revised April 15, 2014 sheets 1-5
- Gave overview of the existing conditions on the site
- Reviewed the proposed improvements on the property
- Reviewed the ADA access
- Reviewed the driveway circulation and parking
- Reviewed Landscape and lighting plan
- Gave details of the proposed lighting
- Providing landscaping in the front of the property
- Reviewed the arborists and the Planners review regarding replacement and will comply with their report
- Can add additional plantings or will comply with fees to be paid into the tree fund
- Surrounding areas are much more industrial and consist of much larger sites and buildings

Michael Sullivan - Board Attorney - Questioned if there were any problems with the engineers report dated May 19, 2014

Larry Calli – Attorney for the applicant - Addressed angled parking suggested by Township Planner and Engineer

Alfred Stuart - Professional Engineer and Land Surveyor for the applicant - Applicant wants to keep it as designed does not want to do angled parking

- Gave the reasons why would like to keep as designed

Member Ferramosca - The Township Planner and Engineer have made to request for Angled parking as a safety issue

- Can you comply with the request for angled parking

Gerardo Maceira – Township Engineer -This was discussed at the end of the second completeness meeting

- Angled parking was to reiterate that this is a one way driveway
- Strongest reason to design as one way with angled parking is to reinforce the one way and reduce impervious coverage

Larry Calli – Attorney for the applicant - Applicant can comply with all other items in the Planners and Engineers report

- Board will discuss and decide on angled parking after hearing from the applicants planner

Opened to the public seeing none closed to the public

Kenneth Fox - Architect and planner for the applicant - sworn by board attorney

- Gave overview of educational and professional background
- Referred to sheet A1 revision date April 14, 2014
- Described the fascia of the building
- Gives the building a more commercial look rather than residential
- Reviewed the floor plans of the proposed building
- Believes there will be 2 full time office workers and 4 project managers that will only be in the building part of the time
- StarLo Electric does large size commercial electrical work
- StarLo has several integrated business such as StarLo Communications
- The basement is a supplemental work area and will not be utilized as daily offices or work space
- The handicapped accessibility is in the front of the building rather than the rear due to the constraints of the topography of the rear of the property
- There is no retail sales associated with this applicant reviewed Blais Brancheau's report
- Addressed loading - UPS, Federal Express will make deliveries - there is no on site sales or customers coming to this site
- Addressed front setback parking violation
- Discussed front yard buffer

Alfred Stuart - Professional Engineer and Land Surveyor for the applicant - Discussed to request for curb material waiver to use concrete curb because the rest of the site has concrete curb and would like to be consistent

Larry Calli – Attorney for the applicant - Can either do the granite block or the concrete curb

- Proposed the concrete block because it is what is on the adjacent lot
- Applicant agrees to use Belgian block except for the ADA ramps which will be concrete

Kenneth Fox - Architect and planner for the applicant - Addressed the front yard buffer

- Applicant will work with the Arborist and Planner for plantings on the site but wants them out of the 25 foot buffer
- Will create potentially dangerous site issues

Larry Calli – Attorney for the applicant - Will comply with the planner and engineers reports

Board - Addressed angled parking issue

Member Ferramosca - Wanted the angled parking - The board felt it should stay as the straight parking

Michael Sullivan – Board Attorney - Reviewed the conditions of approval if application approved

Motion to approve with conditions

Moved by Member Ferramosca, Seconded Member Francioli

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

Members Voting “NO” None

Meeting Adjourned at 8:34 P.M.

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