

Applicant sought 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 also sought 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). Application approved with conditions May 20, 2014

Resolution approved as written

Moved by Member Ferramosca, Seconded by Member Critchley

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

Members Voting "NO" None

II. MINUTES FOR APPROVAL - May 13 & 20 2014

Minutes for both dates approved as written

Moved by Member Ferramosca, Seconded by Member Byrne

Voice Vote all Present in Favor

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. **Board Action Date – June 20, 2014**

Richard Stein - Attorney for the applicant - Reviewed testimony from meetings held regarding this application

- Applicant has chosen not to change the application from the original subdivision design that was presented on the April 15, 2014 meeting.
- Gave a summation of the request for the subdivision
- Garage is almost 1000 square feet and they do not want to tear down the garage.

Michael Sullivan – Board Attorney -Summarized subject to list if application is approved

Member Critchley - Questioned the driveway and easement required

Richard Stein - Clarified the driveway and the required easement

Member Byrne - Does not feel that the sub division with the garage remaining should be approved and made a motion to deny

Motion to deny subdivision application.

Moved by Member Byrne, Seconded by Member Deehan

Members Voting "AYE" Deehan, Critchley, Byrne, Dobson, Ferramosca, and 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	LOT: 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). **Board Action Date –August 20, 2014**

Joe O'Neil - Attorney for the applicant

Anthony Facchino - Engineer and Planner for the applicant – Omland Engineering - Sworn by board attorney

Gerardo Maceira - Township Engineer - Sworn by board attorney

Anthony Facchino -

Described the existing property and

- Described the proposed free standing sign
- Exhibit A-1 - Blow up of portion of sheet 2 of 2
- Described the freestanding sign – size - materials – coloring
- Sign conforms in area with the town ordinance
- Needs this sign because the current wall mounted sign cannot be seen from the road until it is too late and is needed for safety and would help to clearly mark the building
- To put the sign setback at a conforming location - there are many obstacles - a pole - and landscaping that would obstruct the view of the sign
- The signs placement will not obstruct the site triangle
- This company test jet fuels and oils for the jet engines for several entities

- It is an international company
- Many visitors are from out of the country
- The current wall mounted sign has been up for two years

Michael Sullivan – Board Attorney - Summarized the variances requested

Anthony Facchino -

- Explained that there is a tree that would hinder the visibility of the sign if the sign was placed in a conforming location
- The tree is part of a previous site plan approval

Member Byrne - Would be more comfortable with a larger sign set further back

Engineer and Attorney – Conferred with their client

Joe O’Neil – Attorney for the applicant – Applicant can move the sign back to a conforming location if they can remove the shade tree

Michael Sullivan - Explained that you can’t cut the tree down because it is part of the Board of Adjustment Approvals

Anthony Facchino -

- Would work with the Arborist and township engineer to relocate the one shade tree that would need to be removed for the sign to be in a conforming location
- The sign will stay the proposed size and be moved back to the 37.5 feet to comply

Opened to the public

Closed to the public

Michael Sullivan – Board Attorney - Summarized the proposed conditions

Motion to approve with conditions and amendments to the original application.

Moved by Member Ferramosca, Seconded by Member DeNigris

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

Members Voting “NO” None

3. CASE NO.	14-5-6
APPLICANT	Red Bull Arena Inc.
OWNER	Hartz Mountain Hanover Square
LOCATION:	24 Melanie Lane Whippany
BLOCK: 6601	LOT: 12 ZONE: I-R

Applicant is seeking Preliminary and Final Site Plan and Variance approval is for (1) additional natural grass soccer field enclosed by fencing up to 8 feet in height and netting up to 24 feet in height. The soccer field will be utilized for competitive games with minor league affiliate teams. There will be one (1) additional 7,500 +/- square foot building with locker rooms and exercise rooms for primary use by the Minor League Team and occasional use by the Academy. There will be a total of 187 paved parking spaces with provision for overflow parking and signs. Applicant is seeking relief from section 166-207.15.

Board Action Date – September 18, 2014

Member Critchely - Has a conflict of interest and recused himself from hearing the case

Steven Firkser - Attorney for the applicant

Exhibit A-1 - Colorized version of C-103

Exhibit A-2 - C-104 colorized

Exhibit A-3 - A-101 Overall Building plan colorized

Exhibit A-4 - A-102 Colorized version

Exhibit A-5 - A-103 & A-104 colorized version of ticket booth and press box

John Amarosa - Director of construction for Red Bulls and Gerardo Maceira – Township Engineer - Sworn by board attorney

John Amarosa - Gave overview of what is existing on the site at this time

- Training facility for the Red Bulls team and their academy teams
- New facility would help consolidate reserved team at this site and the academy
- Need to have a firm situation for the reserve team to work out of
- Proposed fencing is an 8-10 foot high with a ball screen on top of the fence for a total of 24 feet
- Described the hours of operation
- 9-4PM first team on the field 6-7 days a week
- 5PM the academy teams are 5 days per week on the field
- First team uses field A&B which are natural grass fields
- Turf field academy is on 5-9:30pm - 5 days per week
- Described the type of spectators that would be coming to this site
- The two ticket booths are for access points
- Primarily a security check point
- There are no intention to be charging for tickets at this site
- The northern portion of building E and the parking areas to be built right away
- Next stage is removing the mound of soil currently on the site and that is what is holding up the remainder of the project
- Reviewed Exhibit A-3 and described Building E floor plan and elevations
- There will be a small increase of 6 employees on the site
- Gatorade is delivered twice a year
- Described other deliveries at this site
- Reviewed Exhibit A-5
- Will not have fire suppression system installed in the buildings
- Reviewed Blais Brancheau's - Township Planner report dated June 12, 2014

Opened to the public Seeing and hearing none.

Closed to the public

Richard Barrington – Engineer for the applicant - Sworn by board attorney

Steven Firkser - The 2007 Application has been abandoned and they built the 2012 approval

Richard Barrington –The site is well within the bulk requirements

- Discussed the new signs that they propose to add to the site
- Described the proposed lighting - is designed to the towns ordinance and is conforming
- Proposed the parking changes
- New parking lot is 87 spaces - included storm-water detention – curbing – lighting
- There is currently 180 stalls - 98 paved and 82 overflow unpaved
- Will end up with 105 paved parking spaces when completed
- 4 handicapped accessible in the new spaces being proposed
- There are two storm-water detention basins - seeking permits for DEP for wetlands disturbance
- Discussed the traffic evaluations
- Addressed the landscaping improvements
- Fully compliant with the townships tree removal
- Replanted over 80 trees plants and shrubs
- Will be removing 10 trees and will replant in accordance with the ordinance
- Would like to arrange a sit down working meeting with the arborist
- Reviewed the phasing of the project and what will take place

Gerardo Maceira – Township Engineer - Would like to see a plan that better clarifies what is happening in Phase I and II

Member Nardone - Concerned there will not be enough parking on this site

John Amarosa - Has worked with neighbors and could use parking at 15 Melanie Lane if overflow parking was needed

- Will work with other neighbors to share parking when needed

Opened to the public Seeing and hearing none

Closed to public

Michael Sullivan – Board Attorney - Summarized application and conditions if approved

Motion to approve with conditions

Moved by Member Ferramosca, Seconded by Member Byrne

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

Members Voting "NO" None

Member Nardone - Next week's meeting cancelled

Meeting Adjourned at 9:00 P.M.

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