

**Minutes of the Planning Board of the
Township Of Hanover
SEPTEMBER 23, 2014**

Chairman Robert Nardone called the Work Session Meeting to order at 7:03 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: Byrne, Crichley, Deehan, DeNigris, Dobson, Ferramosca, Francioli, Nardone and Pinadella

No Members were absent

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

Chairman Nardone reviewed the evening's agenda.

Reviewed ordinances for referral tonight.

John Ferramosca gave review of ordinances for Site Plan Exemption Committee. Board agreed it is Ok for Township Committee to introduce.

Moved by DeNigris and Seconded by Critchely - All Present in Favor.

Review Ordinance 39-14. Mr. Ferramosca gave overview of the Ordinance and the intent of the Ordinance.

The Board had an open discussion regarding the Ordinance.

Mayor Francioli reviewed updates on 67 Whippany Rd. South Campus Proposed Development for this site and River Park. Mayor wants the Board to be proactive and decide what uses should be on these properties. Wants the Planning Board to look over and give their thoughts on the properties and develop an Ordinance and Zone for these areas.

Mr. Byrne is concerned with the rental real estate bubble.

The Mayor needs more statistics on what kind of sustainable development would work on these sites.

Chairman Nardone called the Public Meeting to order at 7:32 and read the Open Public Meetings Act into the record.

The Board Secretary called the roll

In attendance were Members: Byrne, Critchley, Deehan, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone, and Pinadella

No Members were absent

Also in attendance were Board Attorney Michael Sullivan and Township Engineer, Gerardo Maceira

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

1) CASE NO.	14-6-8
APPLICANT	J.R. Tobacco Outlet, Inc.
OWNER	Lewis Irving Rothman 1998 Trust
LOCATION:	301 Route 10 East Whippany
BLOCK: 5901	LOTS: 16 ZONE: I-B

Applicant sought to reallocate 3,532.8 sq. ft. of retail space currently used for retail sales of perfumes and gifts to enlarge the lounge area. Applicant sought approval to add forty-seven additional deferred parking spaces under 166-153L, and designation of four additional handicapped spaces. Application approved September 16, 2014

Resolution Approved as written.

Moved by Member Byrne, Seconded by Mayor Francioli.

Members voting "AYE" De Nigris, Deehan, Byrne, Dobson, Pinadella, Ferramosca, Mayor Francioli and Chairman Nardone

II. PUBLIC HEARINGS

1) CASE NO.	14-6-7
APPLICANT	QUICKCHEK CORPORATION
OWNER	JEFFERSON ROUTE 10 ASSOCIATES, INC LOTS 5-8
LOCATION:	FARASAT MANNAN – LOT 4 1001-1025 RT. 10 & 6 SOUTH JEFFERSON RD. CEDAR KNOLLS
BLOCK: 2902	LOTS: 4-8 ZONE: BP

Applicant is seeking to demolish the existing vacant non-conforming buildings on site and construct an approximately 5,496 SF QuickChek food store, as well as an

approximately 52' by 132.5' canopy covering the fueling areas. Applicant is seeking relief from sections 166-125C(1), 166-130, 166-131G(1), 166-153H, 166-153M, 166-144C, 166-144D, 166-144F, 166-146A, 166-146C, 166-146D(1), 166-141M(8), 166-186.N(5) as well as any and all variances that may be required.
CASE PARTIALLY HEARD AND CARRIED FROM AUGUST 19, 2014

Continuation of hearing from August 19, 2014

John Wychiskala – Attorney for the applicant

Charles Olivio – Previously sworn – Traffic Engineer for the applicant.

- Large majority of traffic would consist of traffic that is on the road today.
- Referred to Exhibit A-7.
- Reviewed the access points to the site.
- Described the roadway improvements. Started at the Westerly end of the project.
- The current intersection was designed and built in the late 70's.
- The DOT put forth a study showing improvements in 2007.
- The cost estimate for all intersection improvements are approximately \$2.5 million dollars. As well as \$2.5 in right of way acquisition purposes.
- Extra lane on Rt.10 east to allow for a right hand turn lane.
- The proposed improvement is in connection with what the DOT proposed.
- \$1 million dollars for dedicated property.
- Third lane of travel would be added to travel north.
- Proposed condition: Left hand turn only lane. Right lane would be shared through and right, center lane would be shared straight through and right turn lane.
- The majority of motorists do leave the center of the block empty. As peak evening hours are reached motorists do not respect the "Do Not Block" as much.
- From a practical perspective the access in only driveway on Ukraine Rd. makes for practical access to the site for those traveling north on South Jefferson Rd.
- 5Pm to 6PM is the worst time of the day for traffic on South Jefferson Rd.
- In the off peak hours the traffic moves generally well in this area.
- Widening the road will help process the traffic in this area.

Mayor Francioli

- Questioned the signalization of the intersection light and signalization improvement.

Mr. Olivio

- Will be looking into a brand new signal timing directive.

Mayor Francioli

- Questioned the enforcement issue of the "Don't Block the Box"

Mr. Maceira

- The police who would enforce the "Don't Block the Box"

Mr. Olivio

- There will be new pedestrian improvements at the intersection.
- Crosswalks over Rt. 10. Will Request to have them defined.
- The new traffic associated with the QuickChek would be less than 2%.
- This project will not have a significant impact on the traffic in the area due to all of the proposed improvements.

8:02 Open Discussion – Mr. Olivio and Board Members had an open discussion regarding access and traffic flow.

Mr. Byrne

- Questioned wouldn't an exit onto Ukraine Rd. be safer than having people try and maneuver around the pump islands in order to exit the site.

Mr. Olivio

- Explained why the exit onto Ukraine Rd. may not be the best choice.

8:06 Open Discussion – Continued between Mr. Olivio and the Board.

Mr. Ferramosca

- Questioned putting a traffic light at Town hall Drive and Papermill.

Mr. Olivio

- Will look at this to help with the spacing and flow of traffic in this area.

Mayor Francioli

- Concerned that people will be making U-turns in the Town hall parking lot.

Mr. Olivio

- Will continue to study traffic.
- Addressed questions regarding emergency access to the site.
- Hesitant to widen Ukraine Rd. access because it invites two way traffic at this access point.
- Will work with the Fire Chief on the access to the site.

8:16 Open Discussion – Continued with Board and Mr. Olivio regarding the Rt. 10 access, improvements, and traffic flow. Addressed traffic from Rt. 287 exiting on the Rt. 10 East. Discussed improvements in service level of the roadway in this area.

Mr. Olivio

- Discussed different QuickChek sites and the on-site circulation as compared to what is proposed on this site.
- Does not propose a circulation lane around this site.

Open to Public for Questioning

Ed Moscarello – 27 Malapardis Rd. – Questioned the amount of accidents in the area of the proposed QuickChek.

Mr. Olivio

- This intersection is in accordance with the state wide averages.
- Described the majority of the accidents in the area.
- Addressed how the DOT arrives at the conceptual intersection review plans.
- Referred to the traffic impact study to address questions regarding trip generations on the proposed QuickChek

Mr. Olivio and Mr. Moscarello – Had a lengthy period of questions and answers.

Carol Fomchenko – Malapardis Rd.

- Questioned amount of cars on Jefferson Rd. at rush hour.
- Questioned about how many cars are anticipated to make left turns into Ukraine Rd. at rush hour.
- Questioned the acquisition of property from the church and bike shop.
- Questioned DOT Letter of Approval.

Mr. Olivio

- They have a conceptual Approval Letter from the DOT.

Mr. Wychiskala

- Will get copies to the Planning Office.

Ms. Fomchenko

- Questioned signage of the Ukraine Rd. entrance.
- Referred to Township Planners report and the Ukraine Rd. access.

Susan Kostic – Morris Plains (Niece of owner at 1031 Rt. 10)

- Questioned increase in traffic due to this site.
- Concerned about the road being blocked in case of emergency.

Ms. Fomchenko

- Questioned the receiving lane and wanted to know who is paying for it.

Virginia DePete – 67 Malapardis – questioned closing the entrance on Ukraine Rd.

Mayor Francioli

- Questioned approaching the DOT and asking for a paved emergency exit onto Rt. 10 in case of emergency only.

9:10 Break

9:17 Back on the record.

Oliver Young – Architect for the applicant – Sworn by Board Attorney – Motion to accept. Accepted by the Board as a licensed architect.

Exhibit A-10 New Floor Plan – due to the facade changes, the interior layout is affected.

Exhibit A-11 – Rendered elevations.

Exhibit A-12 – Materials Sample Board

Mr. Young

- Described the proposed materials for the building.

Exhibit A-13

- Updated renderings of elevations – color.
- Described the changes to the design of the building.
- Introduced brick on the corners of the building – Breaks up the awning.
- Discussed the side elevations. Added brick elements. Added glazing to the sides that are opaque but they are windows.
- There will be a gray asphalt shingle roof.

Chairman Nardone

- Referred to Exhibit A-4. Questioned if they could reduce the green on the canopies and make it look more like the Municipal Building.

Mr Wychiskala

- The green is the company colors and branding.

Mr. Byrne

- If just the canopy was green, it would not be a problem. But the bollards and the signs are green also.
- The facility needs to be softened.
- Disappointed in what he is seeing tonight.
- There was a direct suggestion in changing the design of the building, not just tweaking it.

Mr. Young

- The roof is designed the way it is to comply with the town ordinance to screen rooftop structures.

Chairman Nardone

Mr. Young

- Addressed the green. This is QuickChek elements. Could look at changing some of the smaller aspects of the building to reduce the green.

Break – Applicants Attorney requested a 5 minute break.

Back on record.

Mr. Wychiskala

- Can reduce the green by making the bollards black.

Mr. Young

- Could look at possibly introduce the cornice element of the canopy. This would reduce the amount of green on the canopy.
- The material board is the accurate depiction of the colors and materials that will be used at this site.
- Will add manufacturer and color code on the materials board, so the Board can see the manufacturers.

Mr. Pinadella

- Suggested to the architect to research “The Early Learning Center” architecture and make a better attempt at designing the QuickChek to fit in better with this area.

Opened and Closed to the Public

John McDonough – Planner and Landscape Architect for the Applicant. Accepted by the Board.

- Looking at 4 bulk variances and sign variances.
- Reviewed the requested variances.
- Relief for the storage shed for the parking lot vacuum.
- Building Height.
- Illumination along the Rt. 10 side.
- Relief for the number of signs requested. (3 Canopy signs, 2 building signs, and 1 free standing sign).
- Relief for flush curb.

Exhibit A-14 – Three part exhibit showing aerial of the PQ and surrounding area. Photo sheet showing current on-site buildings and the conditions.

- Reviewed the photos depicted in Exhibit A-14.
- Reviewed the positive criteria.
- Traffic and visibility improvements.
- Improvement of esthetics.
- Improved green space.
- Advancement in land use.
- Promotion of the general welfare.
- Continued with presenting the positive criteria.
- The roadside sign on Rt. 10 will not be visible to the traveling public on Jefferson Rd.

- Believes the balancing test under C2 has been met.
- Addressed the signs at the driveways.

Mr Byrne

- The entrance and exit signs do not have to have the QuickChek green on them. The green on the site does need to be toned down.

Opened to the Public

Ed Moscarello – Asked questions that were not for the planner.

Mr. Wychiscala – Case carried to October 21, 2014 – Granted an Extension of Time.

III. OTHER BUSINESS

Referral of Ordinance 38-14 – Amending and supplementing various provisions pertaining to Fences and Walls

Ordinance 38-14 – Approved as written.

Moved by Mr. Byrne and seconded by Mr. DeNigris

Members Voting “AYE” DeNigris, Deehan, Critchley, Byrne, Dobson, Pinadella, Ferramosca, Mayor Francioli, Chairman Nardone

Members Voting “No” None

Referral of Ordinance 39-14 – Amending prohibitive uses in the I-B3 Zone

Ordinance 39-14 – Approved as written.

Moved by Mr. Deehan and seconded by Mr. Byrne

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

Members Voting “No” None

IV. ADJOURNMENT

Meeting Adjourned at 10:26 P.M.

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