

**Minutes of the Planning Board of the  
Township Of Hanover  
JANUARY 20, 2015**

Vice-Chairman J. William Byrne called the Work Session Meeting to order at 7:08PM 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, Critchley, DeNigris, Dobson, Ferramosca, Francioli, Mihalko, and Pinadella.

Absent were Members: Deehan and Nardone

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

Vice-Chairman Byrne called the Public Meeting to order at 7:30PM and read the Open Public Meetings Act into the record.

The Board Secretary called the roll

In attendance were Members: Byrne, Critchley, DeNigris, Dobson, Ferramosca, Francioli, Mihalko and Pinadella

Absent were Members: Deehan and Nardone

**I. MINUTES FOR APPROVAL**

**JANUARY 13, 2015**

Motion to approve the minutes as written.

Moved by Member Pinadella, Seconded by Member Ferramosca

Voice Vote - All present members in favor.

## II. PUBLIC HEARINGS

1)     **CASE NO.**                             14-12-15  
       **APPLICANT/OWNER**           67 WHIPPANY INVESTORS, LLC  
       **LOCATION:**                       67 WHIPPANY ROAD  
  WHIPPANY  
       **BLOCK:** 5801           **LOTS:** 1.02           **ZONE:** OB-RL3

Applicant is seeking Preliminary and Final Site Plan, Minor Subdivision and Variance approval to construct a four story office building, parking garage and related improvements.

### ***Board Action Date – NO ACTION DATE DETERMINED, COMPLETENESS PENDING***

Tom Malman – Attorney for applicant

- Gave an overview of the property.
- The application is an 185,000 square foot office building proposal.
- Tom addressed the issue with FAR about the parking deck.
- If the lot was subdivided the lot would be too small and would cause a FAR issue.
- This Board cannot grant an FAR variance.
- Will defer the subdivision case until a later date and hopefully the ordinance will be changed to address the FAR issues.
- Reviewed the list of witnesses.

Mr. Sullivan addressed the issue of incompleteness.

- Addressed the recent submission.
- Wants to move forward and address any other open issues.

Ross Chomik – Sworn by the Board Attorney, represents vision real estate and is a joint owner and managing partner of the property.

- Gave a current overview.
- Tenant is currently confidential.
- Has been in planning with tenant for over 9 months.
- The is an “A+” building with all the amenities and features of a class “A” building.
- Ultimate user timing is tight.
- The timing is critical and the tenant wants to be in the building in the early to mid 2016.

7:39PM Opened to the Public. Seeing None.

7:39PM Closed to the Public.

Grayson Murray – Professional Engineer with Bohler Engineering was sworn in by the Board Attorney

Gerry Maceira – Township Engineer was sworn in by the Board Attorney.

Mr. Murray gave an overview of his professional background.

- Exhibit A-1 – Aerial Exhibit dated 12/30/14.
- Exhibit A-2 – Site Plan Exhibit dated 12/30/14.
- Mr. Murray gave an overview of the existing conditions on the site.
- The yellow lines indicate the old Lucent property lines, the current Bayer Site and the South Campus.
- The red lines indicate future subdivisions for the proposed project.
- Discussed 14.5 acres and the remaining 84.5 acres.
- Four story class “A” office space with understory parking.
- Further to the south is a 3 storied structured parking garage.
- There will be an outdoor amenities area.
- Exhibit A-3 – Rendering of the proposed site. Improvements dated 12/30/14.
- Many things were considered when siting the building and parking deck on the property.
- This will be a significant grade change on this property.
- Described the topography of the property and the significant grade drops on the property.
- Used grade change to our advantage in the design of the building.
- Discussed the setbacks of the building and parking garage.
- Wants to revise the design by pushing the parking garage further south in order to eliminate one setback variance.
- Showed the location of the patio seating area outside and the location of the generator.
- There is a sound attenuator housing around the generator. It will comply with all state and local ordinances.
- Discussed access to the site.
- Discussed Whippany Road, Bayer Boulevard and the existing connector driveway to Eden Lane.
- Whippany Road is a county road.
- Proposed a right in and right out access onto Whippany Road.
- Exhibits are showing future road improvements on Whippany Road and a driveway that connects to Eden Lane.
- Plan shows the reconstruction.
- It would be more practical to use the existing connector driveway to Eden Lane. We would like to reuse the existing driveway.
- Applicant will submit revised plans.
- The Eden Lane access driveway connects to Eden Lane and will connect to the signal at Whippany Road.
- Bayer Drive is being improved to a four way intersection.
- Applicant will be removing approximately 2.5 acres of asphalt for enhances.
- 359 surface parking area.
- 425 structured garage spaces.
- 50 understructure spaces.
- 833 parking spaces are being proposed.
- Asking for a variance for the stall sizes and dimensions.
- The ordinance is 8.5 x 20; we are proposing 9X18.
- By using 9X18 stalls, the effective footprint and impervious area is smaller.
- A 3 story garage top deck is exposed. There will be a stairwell, elevator, and bike storage.
- Garage is connected to the office building with a covered walkway.

- Surface parking is proximate to the building with appropriate dimensions. There is signage for expectant mothers and compact vehicle parking.
- Addressed fire chiefs concerns about the access to the site.
- Navigation does not include the parking garage. Fire trucks and ambulances cannot access the parking garage.
- Discussed loading zone layout and access.
- Showed the sidewalks and the connectivity for the site.
- Agreed to provide connectivity to Eden Lane.
- LED fixtures will be the lighting design for the site. They will be highly directional and very efficient.
- Fixtures will be consistent with the fixtures we used at Bayer.
- Applicant has not yet modeled the interior lighting for the parking garage. It will be LED technology. There will be no glare, no visible light source and no spillage.
- Storm water management.
- Accommodated 80% impervious coverage. Actual coverage is 50% reduced rate in volume and run off rate.
- Recharge requirements. We will comply with Mr. Maceira's request in his report.
- Topography – A 26 foot grade differential in southwest corner, effects retaining wall design.
- Described the retaining wall which runs in the north south direction. It will be complimented with landscaping.
- At the north east corner of the building is a wing wall.
- Described the design of the wall. There is plant material.
- Signage.
- Exhibit A-4 – Sign Exhibit
- Labels A-E identifies signs.
- Letter A – Monument sign at Whippany Road.
- Letter B – Monument sign located at Bayer Drive and Eden Lane extension.
- Letter C – Sign will represent the south campus and the tenant and will allow for future tenant identification.
- Letter D – Building mounted signs.
- Letter E – Spaced throughout the site. Ground mounted directional signs.
- Landscaping – 1,114 new plants, 191 trees, 141 shrubs, 181 ground plantings.
- Tree replacement requirements.
- The south property line will be enhanced with additional evergreen trees and shrubs.
- The buffer with be enhanced with additional evergreens.
- Addressed Mr. Maceira's report dated January 9, 2015.
- Addressed Mr. Brancheau's report dated January 12, 2015.
- Addressed the Arborist report and will comply with the entire report.

8:29PM – Opened to the Board for Questions.

Mr. De Negris – Questioned a third land on Whippany Road.

Mr. Murray – The lane will run from the re-aligned intersection of Bayer Drive back approximately 600 feet.

Mr. Critchley – Questioned the front yard setback and the view from Whippany Road and Eden Lane.

Mr. Murray – Described the vegetation and the view from Whippany Road.

Mayor Francioli – Concerned with the main driveway onto Whippany Road.

Mr. Murray – Mr. Harter, the traffic expert, will give more detail. Mr. Murray addressed the need for alternative points of egress in order to address congestion.

Mr. DeNigris – Questioned eliminating one access driveway.

Mr. Murray – Suggested waiting for the traffic expert to address testimony.

Mr. Ferramosca – Questioned Heritage Wood and the large well structure in the Heritage Woods Community.

Mr. Murray – LED interior lighting will be recessed.

- LED technology is best to eliminate sky glow.
- Addressed vegetation and the mature trees being preserved. The residential zone will be buffered and will not be impacted by lighting.

Mr. Ferramosca – Questioned the fact that emergency vehicles would not be able to navigate the garage.

- He also questioned sewer issues.

Mr. Murray – Stated they have met with Mr. Mike Wynne several times.

Mr. DeNigris – Questioned the elevator size in the parking garage and it being able to accommodate a stretcher.

Mr. Murray – The garage elevators will be able to accommodate a stretcher.

Mayor Francioli – Questioned the generators and the testing frequency of those generators.

Mr. Murray – Stated he will find out when the generators will be tested and the frequency.

Mr. Pinadella – Questioned what would happen if the parking variance was not approved.

Mr. Murray – We would increase the size of the parking garage to accommodate the stall size.

Mr. Pinadella – Questioned why they would not move their building to eliminate variances.

8:49PM – Opened to the Public

Frederick C. Meola – 28 Whippany Road.

- Concerned with the parking dimensions and do they accommodate the support columns.
- This may change the dimensions of the parking spaces.

Mr. Murray – There will be very few spaces that will be undersized and they will be marked compact spaces.

Mr. Meola – Questions the removal of pavement.

Mr. Murray – addressed net impervious coverage. Net reduction on South Campus will be considered every time a development is considered.

Mr. Meola – Questioned the water detention system quality.

- Questioned controlling and restricting exiting from the site.

Chairman - Will be addressed by the traffic consultant.

Mr. Pinadella – Questioned the widths of the sidewalk and bike paths on Whippany Road and Eden Lane.

Mr. Murray – Discussed the connectivity. There will be the necessary walking paths and bicycle access.

Mr. Maceira – Addressed connectivity and the Master Plan. An 8 foot wide asphalt path along Whippany Road was discussed.

- The plan for Whippany Road is an 8 Ft., off the road, path/sidewalk.
- There is an expectation to meet the connectivity plan.

9:03PM Re-Opened to the Public – Seeing None

9:03PM Closed to the Public

9:03PM Break

9:10PM Back on the record.

John Burke – Licensed architect was sworn in by the Board Attorney.

- Gave his professional background.
- Mr. Burke's background was accepted by the Board.
- This project is a class "A" Corporate Development.
- It is a very modern, contemporary development with a lot of glass. A base of precast limestone with a buff colored texture.
- A two story atrium.
- Described the back of the building and the covered walkway structure.
- Exhibit A-5 – A rendering of the front of the building which faces Whippany Road.
- Exhibit A-6 A rendering of the rear of the building.
- Targeting various lead sustainable measures.
- There will be electrical charging stations for the electric vehicles in the garage.
- Will be looking to incorporate recycled materials in the building.
- Exhibit A-7 – Overall building elevations.
- Addressed the proposed screening for the mechanical units on the roof. Matches what was done on the Bayer building.

- Exhibit A-8 – First level floor plan.
- A fitness center.
- Dining facility.
- Conference rooms
- Main restrooms.
- Locker rooms.
- Described the location of the different entrances to the building.
- Exhibit A-9 – Second floor plan.
- It is a typical layout of the floorplan.
- The second and third floors would be very similar.
- The stair towers are interior to the building. We kept them off the corners of the building to create a better environment for the employees and to enhance the natural light.
- There are collaborative work spaces and executive offices. They are located in the center of the floor.
- Exhibit A-10 – Renders the parking level below the building.
- There will be 50, employee access only, parking spaces.
- It is blacked out in places where a column would prevent a parking space.
- Other spaces where a column is present maybe marked as a compact car only parking area.
- Exhibit A-11 – Parking Deck elevations.
- Addressed the 16 feet of elevator over run space. It's the space above the cab which is required as a safety measure.
- The stair towers are glass.
- Exhibit A-12 – Interior plan of parking level.
- Described the location of the columns. They are closer to the perimeter wall rather than in the center.
- A shorter parking space promotes slower driving within the garage.
- Addressed the access for emergency vehicles in the garage.
- The visitor parking is not inside the parking garage.
- The elevator will be sized to fit a stretcher.
- Referred to exhibit A-4 and showed where the elevators are in proximity to the upper levels entrance.
- The garage clearance for the floor to the lowest projection is 8.5 feet on the upper levels and 7 feet on the upper levels.
- It is not likely a car fire would endanger the structure.
- There are standpipes in the garage for the Fire Department to tie into.

Mr. Ferramosca – Suggested limiting the light coming out of the building, preventing the Jack O'Lantern effect.

- Questioned the boulevard entrance on Whippany Road. Is there a plan to beautify the median strip?

Mr. Burke – There is nothing planned for the median at this time.

9:37PM Opened to the Public – Seeing none

9:37PM Closed to the Public

Mr. Malman – Concluded for this evening and requested to be carried to the meeting of January 27<sup>th</sup> with no further notice required.

The board carried the hearing to the meeting of January 27, 2015.

### **III. ADJOURNMENT**

Member Ferramosca motioned to adjourn.

All present members in favor.

Meeting Adjourned at 9:38P.M.

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