

**Minutes of the Planning Board of the
Township Of Hanover
February 17, 2015**

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, and Nardone

Absent were Members: Mayor Francioli, Mihalko and Pinadella

Also present was Board Attorney, Michael Sullivan , Township Engineer, Gerardo Maceira, and Township Planner, Blais Brancheau

Open discussion about the agenda.

Chairman Nardone called the Public Meeting to order at 7:30 and read the Open Public Meetings Act into the record.

The Acting Board Secretary called the roll.

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

Absent were Members: Mihalko and Pinadella

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 14-11-13
APPLICANT/OWNER ISOMEDIX OPERATIONS, INC
LOCATION: 9 APOLLO DRIVE
WHIPPANY
BLOCK: 3901 **LOTS:** 26 **ZONE:** I

Applicant sought Preliminary and Final Site Plan in order to install an emergency gas powered generator and associated improvements. Application is variance free. Application approved February 10, 2015

Motion to approve resolution as written.

Moved by Member Byrne, and seconded by Member Critchley.

Members, De Nigris, Deehan, Critchley, Dobson, Byrne, Ferramosca, Mayor Francioli and Chairman Nardone voted in favor of adopting the resolution as written and no members voted against the resolution

II. EXTENSION OF TIME REQUESTS NONE

III. MINUTES FOR APPROVAL FEBRUARY 10, 2015

Minutes deferred to a later date.

IV. PUBLIC HEARINGS

- 1) **CASE NO.** 14-12-15
APPLICANT/OWNER 67 WHIPPANY INVESTORS, LLC
LOCATION: 67 WHIPPANY ROAD
WHIPPANY
BLOCK: 5801 **LOTS:** 1.02 and 1.03 **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. Partially heard and carried from January 20 and February 10, 2015.

Board Action Date – June 13, 2015

Tom Malman

- Recap of prior hearing.
- Revise plan (exhibit) front yard and parking layout.
- Ordinance 1-15 effective February 19th.

Grayson Murray

- Exhibit A-14 colored revised site plan.

Revisions:

- Increase front yard
- Was 190' (canopy) 201' (building)
- Now 250' (canopy) 255' (building)
- Both are from proposed R.O.W. line
- Side yard increased. (Care One Property)
- Buffer from Care One increased.
- More front yard parking, less side yard parking. 102' setback from Whippany Road.
- Same amount of parking spaces.
- Same dimensions of parking.
- Right turn entry only from Whippany Road.
- Realignment of driveway to Eden Lane connector drive.
- 65' buffer required. (only after subdivision)

Exhibits A-15, A-16, A-17. Perspective views from Whippany Road, depicting view of building.

- Reduced tree obligation.
- 118 removals.
- 342 replacement obligation.
- 300 proposed.
- 42 unmet – to be transferred to South Campus.

- Eden Lane sign to be deferred to a later date.

- Subdivision line modified.

Questions by the Planning Board

Mayor Francioli – Questioned the building facades.

Ross Chomik described the building facades. (Architect not present)

- Parking lot lighting?
- Size of parking spaces in front of the building is 9' x 18' with a 2' overhang. If there are no overhangs, the parking space is 9' x 20'.
- Berm is in front.
- Parking islands are in front of the building.

- Side and rear yards? Variance to Care One increased.
 - The deck wheel stops have been eliminated. There is a curtain wall proposed in the deck
 - The front yard buffer is conforming
- John Harter – Traffic Engineer.
- Reviewed the Traffic study.
 - Discussed the revised access from Whippany Road.
 - Discussed the Eden Lane traffic

A-18 Exhibit re: Protocol for additional traffic counts.

Questions

- Signal timing changes locations.
- Bicycle lane. 4' row; provide room for 8' path in the future.
- Discussion with Bayer in reference to use of shared driveway.
- Traffic includes River Park?
- Driveways, distribution.

Open to the Public.

Fred Meola

- Questioned the Percentage of distribution (front RBA report)

Break

Planning Board Questions

- 50,184 of footprint of parking deck.
- Traffic improvements.

Open to the Public

Fred Meola

- Made the board aware of his traffic concerns. Feels there needs to be more than one access to Whippany Road. Recommends connection to Route 10 East of JR.Tobacco.

Public comment closed.

Summation by Melman.

Mike Sullivan reviewed the variances being requested by the applicant.

The Subdivision and the directory sign have been deferred until February 24th hearing date.

Mr. Sullivan reviewed the conditions of approval.

Motion to approve the preliminary and final site plan with conditions and to defer the subdivision and directory sign to the meeting of February 24, 2015.

Moved by Mayor Francioli, and seconded by Member De Nigris.

Members De Nigris, Deehan, Critchley, Dobson, Byrne, Ferramosca, Mayor Francioli and Chairman Nardone voted in favor of the application and no members voted against the application.

V. OTHER BUSINESS

VI. ADJOURNMENT

Meeting Adjourned at 9:50 P.M.

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