

**Minutes of the Planning Board of the
Township Of Hanover
FEBRUARY 24, 2015**

Chairman Robert Nardone called the Work Session Meeting to order at 7:07 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, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Francioli, Nardone and Mihalko,

Absent was Member: Pinadella

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

Mr. Sullivan explained the 67 Whippany Road Investors subdivision and how the subdivision approval and adoption of the resolution could be considered simultaneously.

Chairman Nardone – Let the board know that the authorization of funding for Rt. 10 corridor study has taken place.

Chairman Nardone explained to the board that Joe Giorgio will let Joe Burgis know. Mr. Nardone explained how the study would proceed. Three potential redevelopment zones are to be addressed in study.

Mayor explained concept received by Stanbury Campus. 1/3 is in Hanover and 2/3 in Parsippany. This is the old Dialogic Building.

Stanbury wants to knock down the building and do mixed use. Housing, restaurants, and several other mixed uses. Mayor wants Parsippany to get the housing or by agreement the children will attend Parsippany schools.

Chairman read letter to Board regarding circulation plan study being proposed by Morris County.

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

The Board Secretary called the roll.

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

Absent was Member: Pinadella

Cases Presented

I. MINUTES FOR APPROVAL

FEBRUARY 10 & 17, 2015

Deferred to a later date.

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 and 1.03 **ZONE:** OB-RL3

Applicant is seeking approval for a minor subdivision and site plan and variances approval for directory signs. Preliminary and final site plan approval for the balance of the development was granted on February 17, 2015.

Board Action Date – June 13, 2015

Tom Malman - Returning this evening to proceed with the Case for the Subdivision.

- The sign has changed and will be reviewed this evening.

Grayson Murray – Is still under oath from prior meetings.

- Exhibit A-19 - Site plan exhibit. Revised setback/subdivision.
- Described the proposed subdivision and the acreage of the two lots that will be created.
- Exhibit A-20 – Sub-division exhibit.
- Shows subdivision line location and Eden Lane extension.
- Shows proposed free standing sign location.
- The sign is located at western corner of Eden Lane extension and the Eden Lane Property.
- Seeking relief of directory sign setback.
- Described where the sign would sit if it was set back 90 feet. It would not be visible.
- Exhibit A-21 proposed sign exhibit
- The sign will be compliant with directory area limit of 30 square feet in area.
- The sign will be similar in look to the sign located at the Crossings Property on Jefferson Road.
- Reviewed the full dimensions of the sign and its location.
- The proposed sign is to be parallel to Eden Lane.

Mr. Ferramosca – wants the sign to be perpendicular.

Mr. Murray – described the lighting of the sign.

Mr. Byrne - questioned if there would be any recreational amenities on the sight.

Mr. Malman – Recreational amenities are not proposed at this time, but when future plans come in for the remainder of the site, it may be part of the application.

Mayor Francioli – questioned tenant identification.

- These are premier tenants and they want their visitors to know that they are on the correct site.

Ross Chomik – Still under oath.

- Crossings sign is working fine.
- Discussed why they are seeking the signs that they are seeking.

Grayson Murray - The sign proposed on Eden Lane will possibly be visible by two homes on Constitution Ave.

- Referred to Exhibit A-2 to show where homes are located and which homes may be able to see the sign on Eden lane.
- Essentially three homes may have visibility of the sign on Eden Lane.

Mr. Brancheau - Questioned the tenant sign spaces on the proposed sign and what happens if you run into more tenants than spaces you have on the sign.

Mr. Murray - Seeking only one sign now and in the future - either modify the panels on the sign or come back before the board.

- The intention is for 4 Class “A” Tenants.

Mr. Ferramosca – Questioned if the sign will be blocking line of site.

Mr. Murray – Does not block the sight triangle.

Open to the Public – seeing none
Closed to the Public

Mr. Ferramosca – Questioned visibility of the sign to the residents.

Mr. Murray – One home will possible be able to see a perpendicular sign.

- The rest of the homes are shielded by vegetation.

Mr. Ferramosca - would like only one side of the sign illuminated.

Mr. Chomik – Agrees to not light the backside of the sign.

8:07PM – No members of the public were present.

Mr. Brancheau – Questioned the subdivision line going through the storm water basin.

Mr. Murray - This was an over-site. The basin is preliminarily sized. The basin will be fully located on lot 1.

Mr. Sullivan – Explained the proposed resolution.

- An adoption of this resolution is a memorialization resolution and an action resolution all in one.
- Mr. Sullivan added condition #23, regarding the location of the sign.

III. RESOLUTIONS TO BE MEMORIALIZED

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 sought preliminary and final site plan, minor subdivision and variance approval to construct a four story office building, parking garage and related improvements. Preliminary and final site plan approval was granted with conditions on February 17, 2015. The minor subdivision and the directory signs portion of the site plan were deferred to the February 24, 2015 meeting.

Motion to approve the resolution with amendments for Preliminary and final site plan with conditions as well as the minor subdivision and signage..

Moved by Member De Nigris, and seconded by Mayor Francioli

All Members Voting “AYE” - De Nigris, Deehan, Critchley, Dobson, Byrne, Ferramosca, Francioli, and Nardone. There were no members opposed.

IV. ADJOURNMENT

Meeting Adjourned at 8:14P.M.

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