

**Minutes of the Planning Board of the  
Township Of Hanover  
APRIL 28, 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:

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Critchley, Deehan, De Nigris, Ferramosca, Nardone, Mihalko, and Pinadella.

Absent were Members: Byrne, Dobson, and Mayor Francioli

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

Chairman Nardone reviewed the agenda for the public meeting.

Mr. Sullivan reviewed the agenda and explained the protocol for the hearing.

Mr. Ferramosca discussed COAH.

Our COAH requests went from nine to one thousand.

We have until June to reallocate our filing.

Mr. Ferramosca discussed the Met Life Grant.

Mr. Ferramosca gave the Board an update on the Shop Rite Liqueur License hearings being held by the Township Committee.

Mr. Maceira gave the Board an update on the DOT regarding the Quick Check case on Route 10 and Jefferson Road.

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

The Board Secretary, Kimberly Bongiorno called the roll.

In attendance were Members: Crichley, Deehan, De Nigris, Ferramosca, Nardone, Mihalko, and Pinadella.

Absent were Members: Byrne, Dobson, and Mayor Francioli

## Public Business Presented

### I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 15-2-1  
**APPLICANT/OWNER** ZZH II REAL ESTATE HOLDINGS, LLC  
**LOCATION:** 48 SOUTH JEFFERSON ROAD  
CEDAR KNOLLS  
**BLOCK:** 2904 **LOTS:** 1 **ZONE:** I

Applicant sought preliminary and final site plan approval and variance relief for a permeable grass paver product within the rear basin area. Applicant is also seeking approval to install a non-conforming 4' X 15' wall mounted sign.

**Application approved March 21, 2015**

Motion to approve resolution as written.

Moved by Member De Nigris, and Seconded by Member Critchley.

Members De Nigris, Critchley, and Ferramosca voted in favor of adopting the resolution as written and no members voted against the resolution.

### II. MINUTES FOR APPROVAL

**MARCH 24, APRIL 14 AND 21, 2015**

Motion to approve all the above mentioned Minutes as written.

Moved by Member Pinadella, and Seconded by Member Ferramosca.

Voice Vote: All present in favor.

### III. PUBLIC HEARINGS

- 1) **CASE NO.** 14-12-14  
**APPLICANT** EMILCOTT ASSOCIATES, INC.  
**OWNER** PARKANNIE PROPERTIES  
**LOCATION:** 190 PARK AVENUE  
WHIPPANY  
**BLOCK:** 4802 **LOTS:** 2 **ZONE:** I-P

Applicant is seeking preliminary and final site plan and "C" variance approval. Applicant seeks to install a 1,400 SF office/storage trailer on the property as well as approval to retain the existing accessory trailer/sheds located on the property. The

applicant also intends to relocate an existing shed and to remove two trees to accomplish the proposed trailer installation. A conforming number of off street parking spaces are proposed.

***Board Action Date – June 10, 2015***

Douglas Henshaw – Attorney for applicant.

- Explained significant traffic improvements proposed in the area.
- The proposed flyover. The property would be part of the entrance ramp.
- Relief would be of an interim nature with a 5 year clock on it.

Stanley Omland – Engineer for applicant.

Exhibit A-1 – March 2, 2015 proposed site plan rendering.

- Proposal to reconfigure property and parking and add two trailers.
- IP Zone
- Faced with future condemnation.
- Difficult to lease or expand due to the impending condemnation.
- The existing trailer is 700 square feet.
- They are proposing two new trailers.
- Asking for an additional 700 foot trailer. This would be a total of 1400 square feet. It will be blocked by the building and the existing trailer.
- Minor changes to the site will be made for ADA Compliance.
- A temporary ramp will have to be made to access into the trailer.
- The parking lot will be restriped.
- There will be 33 parking spaces.
- Changes will be made to the parking lot to make it more conventional.
- These accessory structures exceed the allowable area.
- Requested waivers were reviewed.
- Isle width was reviewed.
- Allow overhead electric to remain.
- Requested curbing relief for a few parking spaces.
- 31 parking spaces are required. The applicant has 33 parking spaces.
- Trailers will be used for the applicant's business.
- Reviewed Engineers report dated March 24, 2015. Will satisfy all outside agencies reports.

Mr. Maciera – Was sworn in by the Board Attorney.

- Discussed dumpsters and the enclosure.
- You cannot see the dumpsters until you are on the site.

Mr. Omland

- Reviewed the Planner's report of March 23, 2015.

Mr. Nardone

- Asked Mr. Maceira his opinion on the curbing.



**APPLICANT** NEW YORK SMSA LIMITED PARTNERSHIP d/b/a  
VERIZON WIRELESS  
**OWNER** PINE PLAZA ASSOCIATES, LLC  
**LOCATION:** 831 NEW JERSEY STATE ROUTE 10  
WHIPPANY  
**BLOCK:** 4001      **LOTS:** 12      **ZONE:** D-S

Applicant is seeking preliminary and final site plan and “C” variance approval. Applicant is proposing to install a small network node facility and ancillary equipment platform. Applicant is seeking relief from section 166-189A.

***Board Action Date – JULY 28, 2015***

Mr. Mihalko had to recuse himself. He lives within 200 feet of applicant.

Kevin Jones – Attorney for applicant. Gave an overview of the proposed application

Trevor Whitaker – Engineer for the applicant, gave an overview of his professional and education background.

Motion to accept Mr. Whitaker’ as an expert witness.

Motion accepted by the Board.

Mr. Whitaker, engineer for the applicant.

- Gave an overview of the existing site.
- It is located in the Pine Plaza Mall on the rooftop.
- From the front of the Plaza the antenna is not visible.
- A caged ladder with a lock on it is proposed at the rear of the building for access to the rooftop.
- If there was a temporary power outage, a generator would be brought to the site for temporary use.
- There is a scale mistake on sheet Z5. A revised Z5 sheet will be submitted if application is approved.

8:21PM Opened to the Public.

8:21PM Seeing None, Closed to the Public.

Glenn Pierson, RF engineer for the applicant was sworn in by the Board Attorney.

Exhibit A-1 Existing and Proposed Verizon Coverage.

- Discussed the existing coverage in the area and how the proposed Node would enhance coverage.
- Addressed the reasons why the antenna is being placed at the front of the building.

Mr. Ferramosca

- Asked if the aesthetics could be improved for the surrounding neighbors.

Mr. Pierson

- Addressed Mr. Ferramosca's questions about shifting the antenna to a corner of the building and how it would affect the RF requirements for the application.

Exhibit A-2 – Valuation of RF Study

Tsvia Adar, professional planner was sworn by the Board Attorney. She gave an overview of her professional and educational background.

Motion to accept Ms. Adar's background.

Motion accepted by the Board.

Ms. Adar

- The variance is for the height of the single proposed antenna.

Exhibit A-3 Photo Simulations – Four photo panels.

- Shows current conditions and the superimposed antenna.
- The height is critical to this antenna, due to the fact this is a low power antenna.
- Gave an overview of the positive and negative criteria.
- Any screening will make this antenna much more visible.
- The antenna can be painted any color the board likes, but it is usually painted a grey color to blend in with the sky.
- The proposed antenna will blend with the rooftop as proposed. Once you start trying to screen it, it makes it more obvious.

9:01PM Opened to the Public

9:02PM Seeing None, Closed to the Public.

Mr. Jones

- Summarized their case.

Mr. Sullivan

- Summarized the application and the proposed conditions if approved.

Motion to approve with outlined conditions.

Moved by Member Pinadella, and Seconded by Member Critchley.

Member De Nigris, Deehan, Critchley, Pinadella, Ferramosca, and Nardone voted in favor of the application with outlined conditions and no members voted against the application.

**IV. ADJOURNMENT**

Meeting Adjourned at 9:08P.M.

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