

**Minutes of the Planning Board of the
Township Of Hanover
May 26, 2015**

Chairman Robert Nardone called the Work Session Meeting to order at 7:00 PM in Conference Room "A" and The Open Public Meetings Act statement was read into the record:

Gerardo Maceira, Township Planner, took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, Dobson (7:05PM), Ferramosca (7:01PM), Mayor Francioli, Nardone, Mihalko, and Pinadella.

Absent was Member: De Nigris.

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

Chairman reviewed tonight's agenda.

Request for Zoning Ordinance Amendment.

John Inglesino, Attorney for applicant.

- Children have social issues and some are autistic children.
- The Children's Institute has existed for 49 years.
- They are located in Verona and Livingston.
- The property is located at 60 South Jefferson.
- They have signed the lease for 6,1000 SF.
- The program is for 21 year olds and older to teach skills and vocational training.
- None of the clients drive.
- All transportation is provided by vans.
- There is sufficient parking at the location
- There will be vans parked overnight.

Blair Brancheau

- The I Zone does not permit this type of use, but some similar uses are permitted in the zone.
- Hospitals are permitted.
- 166-115F prohibits the mix of industrial uses with social services and educational uses in the same building.
- The overnight storage of vans are regulated by 166-124-A(7).

Planning Board Questions

- Training activities? Description.
- Experience w/ Employment Horizons?
- There are other uses in the building.
- Is there supervision of the clients?

- What is the unit Number? (7 – First unit on the left in from the street)

Discussion by the Planning Board

Nardone

- Concerned about the mix of uses. There is a potential for a loss of control.

Byrne

- Thinks we should make accommodations for worthy causes.

Mihalko

- Concerned about the mix of uses.

Pindella

- Agrees with Byrne.

Mayor Francioli

- Thinks we should amend the zone to have mixed uses with restrictions. Also concerned about the sign.

Ferramosca

- Supportive, but concerned about safety.

Blais Brancheau

- Will prepare a draft for the June 9th work session.
- Amend permitted uses.
- Amend 166-115F to require site plan and satisfaction of conditions.
- This will be explained to the Township Committee at the May 28, 2015 meeting.
-

Chairman Nardone called the Public Meeting to order at 7:39 pm and read the Open Public Meetings Act into the record.

Gerard Maceira, Township Planner, called the roll.

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

Absent was Member: De Nigris

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 15-3-2
APPLICANT/OWNER HANOVER DEVELOPMENT GROUP LLC
LOCATION: 1 REYNOLDS AVENUE
WHIPPANY
BLOCK: 8702 **LOTS:** 49 **ZONE:** R-15

Applicant sought a conforming minor subdivision. Subdivision approved May 19, 2015

Motion to memorialize the above resolution.

Moved by Member Ferramosca, and Seconded by Member Byrne.

Members voting in favor were Deehan, Pinadella, Dobson, Mihalko, Byrne, Ferramosca, Mayor Francioli, and Nardone.

Members Voting 'NO' - None

II. MINUTES FOR APPROVAL May 19, 2015

The May 19, 2015 Minutes were deferred to a later date.

III. PUBLIC HEARINGS

- 1) **CASE NO.** 15-4-4
APPLICANT QUICK CHEK CORPORATION
OWNER 2 PARSIPPANY RD. LLC/MICHAEL SESERA
LOCATION: 2 PARSIPPANY ROAD
WHIPPANY
BLOCK: 4204 **LOTS:** 6.01 **ZONE:** B-P2

Applicant is seeking to install a permanent generator, and an 11' X 19' concrete pad. In addition underground electric and gas are proposed from the generator to the store. This application is free of variances.

Board Action Date – JUNE 18, 2015

Mary Elizabeth Warner, Attorney.

- Ms. Warner is asking for the installation of a generator in response to Super storm Sandy.

Robert Streker, Engineer for Bohler.

- Credentials were accepted by the Board.
- Plans were accepted into the record.
- Exhibit A-1 Air photo of surrounding area.

- Exhibit A-2 Colorized Site Plan
- Described the surrounding land uses.
- NJ EDA Grants are available for fuel stations in response to Hurricane Sandy.
- 125 KW Natural Gas Generator.
- Full backup power system: Gas, Store.
- Discussed generators dimensions.
- Concrete mat base. 11'
- No variances.
- There will be no interference with site parking, loading, or circulation.
- Existing plants will have to be re-located.
- Conforms to the EPA clean air act.
- There will be 24 hour monitoring.
- Testing will be done weekly for 15 minutes
- The test period will be Monday – Friday 10:00am – 3:00PM.
- During an emergency, they will be exempt for noise regulations.

Pinadella

- Asks about relocating the generator to the opposite side of the trash enclosure.

Engineer

- Says it would conflict with the existing structures like the drain and utilities and step grade problem.

Ferramosca

- Agrees with Pinadella, it should be moved 40' to the east.

Applicant is willing to work with the Township Engineer in reference to potential relocation.

Ferramosca

- Will the generator be protected from vehicles?

Francioli

- What is the testing period?
 - 15 minutes once a week.

Francioli

- Will all Quick Chek facilities have generators? (Not all)

Sullivan

- Outlined conditions for the Planning Board.

Motion to approve the above application.

Moved by Pinadella, and Seconded by Member Byrne.

Members voting in favor were Deehan, Critchley, Pinadella, Dobson, Mihalko, Byrne, Ferramosca, Mayor Francioli, and Nardone.

Members Voting “NO” – None.

IV. OTHER BUSINESS

Ordinance Review for Whippany Village

Table to June 9th, 2015 Work Session.

Moved by Member Ferramosca, and Seconded by Member Byrne.

Voice Vote - All present in favor.

V. ADJOURNMENT

Meeting Adjourned at 8:10P.M.

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