

**Minutes of the Planning Board of the
Township Of Hanover
JULY 28, 2015**

Chairman Robert Nardone called the Work Session Meeting to order at 7:07PM 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, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella.

Absent was Member: Byrne

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

Mr. Sullivan discussed RSIS and explained how it effects development applications that comply.

Mr. Sullivan explained discussing potential developments coming before the Board.

Mr. Pinadella questioned where the maps where that were to be provided to the subcommittee members.

Blais Brancheau, Township Planner to get the maps to the subcommittee members.

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

The Board Secretary, Kimberly Bongiorno, called the roll.

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

Absent was Member: Byrne

Cases Presented

I. MINUTES FOR APPROVAL JULY 14, 2015

Motion to approve the Minutes for the date of July 14, 2015 as written.

Voice Vote – All present in favor.

II. PUBLIC HEARINGS

- 1) **CASE NO.** 15-6-7
APPLICANT WHIPPANY ROAD DEVELOPERS
OWNER EMMANUEL ORTHODOX PRESBYTERIAN CHURCH
LOCATION: 325 WHIPPANY ROAD
WHIPPANY
BLOCK: 4701 **LOTS:** 29 **ZONE:** R-10A

Applicant is seeking Preliminary and Final Site Plan approval to construct 25 single family homes and all related site improvements. This application is variance free.

Board Action Date – September 26, 2015

Craig Alexander, Attorney for Applicant.

Mr. Alexander

- Two witnesses will be presented this evening. They are William Hamilton and Anthony Facchino of Omland Engineering.

William Hamilton was sworn by the Board Attorney. Mr. Hamilton is a Licensed Professional Planner and a Landscape Architect.

Mr. Hamilton's background was accepted by the Board.

Mr. Hamilton

- Addressed the variances.
- He will address the professional reports as to the variance.
- He referred to Mr. Brancheau's report of July 24, 2015.

Mr. Alexander

- The Plans will be revised based on the testimony.

Mr. Hamilton

- Will address the building height.
- We will be able to reduce the building height by 2 feet.
- We can address the grading and make the necessary revisions.
- We intend to comply completely and remove the variances.
- The minimum porch set back from the street to the building is 1-10.
- We will either revise the plan to provide 6 inches or will provide a sidewalk 4' 8" wide rather than 5'.

Mr. Maceira, Township Engineer, was sworn by the Board Attorney.

Mr. Maceira

- Gave reasons for the 5 foot sidewalk. We want to give pedestrians a sense of distance from vehicles. It is only a 4 inch deviation. He would prefer plans to be revised and a 5ft. sidewalk remain.

The Board would also like a 5ft. sidewalk.

Mr. Hamilton

- Item #2B from Mr. Brancheau's report will be revised to comply.
- Item #3 will provide a fence so a variance relief will not be necessary.
- Exhibit A-1 – Is an Aerial Exhibit dated 7/18/15.
- Addressed the Planting Plan. If we were to provide more evergreens, we would need relief from the ordinance for deciduous trees.
- We will comply and will not need the variance for the buffer.

Mr. Pinadell

- Would prefer Fir trees to be planted.

Mr. Hamilton

- Will comply with the light fixture shielding.
- Will comply with each one and will not have to ask for variance relief.
- Exhibit A-2 – Aerial Exhibit dated 7/18/15 mapping of the site.
- This site is currently occupied by a church surrounded by a residential area and an approved residential subdivision that has not yet been built.
- Proposal for 25 single family homes which matched the permitted density.
- The project meets or exceeds the bulk standards in the zone.
- The layout itself is consistent with the concept plan that was submitted in the zone change request.
- We want to provide an open attractive space at the intersection of Park Ave. and Whippany Road.
- Eliminating backyard exposer to Park Ave. and Whippany Road. A more internal development is a better design.
- Wanted to provide a 10 foot buffer, but wanted to supplement the buffering that separates the development from 2 county roads.
- Over 250 trees and shrubs are being proposed and provided.
- Would like to come up with an alternate plan to show what relief they would be looking for from the ordinance and what shows the alternate look from the Evergreen and Disguise Trees.
- Will provide an exhibit at the next meeting to show the two alternate planting plans and how each will look.
- Tried to preserve some of the mature trees, but this site slopes down to Park Ave. and they will not be able to be saved because the root systems will be compromised.
- Discussed lighting. Didn't want to over light the project. Provided lighting at key points of the project. The lighting will be similar to other projects that have been done in town.
- The side with the shielding will face the houses.

- Discussed the layout and concerns from the Fire Chief, Township Engineer, and Planner.
- Can provide a grass paver outlet to Park Ave.
- Likes the way the Hammerhead fits better. It is less impervious coverage and more planting.

The Board

- The consensus is that the Board would like to see the bulb rather than the Hammerhead.

Mr. Maceira

- The RSIS does allow the Hammerhead on Multifamily developments. This acts like a single family development. It would be odd to have a hammerhead in this situation.

The Board

- Wants the bulb cul-de-sac.

Mr. Hamilton

- Units 22 & 21 would have to be moved further to the east and would still comply with setbacks.
- RSIS is not clear regarding the 150 feet from the center lines from roads that are staggered. If it has to be staggered, I would like 150 feet.
- They have 120 feet from the centerline from Whippany Road. We are trying to eliminate a cut through movement.
- Discussed trip generations for traffic through the intersection and Road B.
- This does not meet the 150 foot requirement but it is an appropriate design for this site.

Mr. Pinadella

- Would like to see a “No Left Turn” onto Whippany Road.

Mr. Hamilton

Will look into the option of “No Left Turn” onto Whippany Road.

Mr. Maceira

- Would like to see a measure of an attempt to slow down vehicles coming into the site.

Mayor Francioli

- Would like to see a right turn only from site onto Whippany Road.

The Board

- Had a discussion regarding their concerns with cut through traffic from Park Ave. to Whippany Road.

Mr. Hamilton

- Believes most drivers will use Fordhill Road as the cut through road rather than through this development.
- Will look at traffic calming and no left turn onto Whippany Road.
- Continued to address items in Mr. Brancheau's report.
- Will have 13 onsite parking spaces to meet the RSIS.
- They do not plan on changing the locations of the driveways.
- Will provide an area for snow storage on the site.
- Will work with the Postmaster regarding the location of the mailboxes on the site.
- A fence will be provided along the rear property line between this development and the existing residential properties.
- We will put in a decorative fence with a brick column on the end. It is an ornamental feature. The fence will run 80ft. on Whippany Road and the whole distance of the hammerhead.

Mr. Pinadella

- Requested signs from 7-9AM and 4-6PM to limit turns into the development from Park Ave. The residents will have to go to the light and make a right and then another right into the development.

Mr. Maceira

- We can look into different ways to make it inconvenient for people to cut through.

Mr. Nardone

- Suggests when they come back, we should address ways to limit the cut through.

Mr. Maceira

- Stated that because this is a condo development, they are still entitled to the provided services from the town such as snow plowing and garbage pick-up.

Mr. Nardone

- Same rules apply to this development as the rest of the town. No on street parking during certain hours or when the road is covered with snow.

Mr. Hamilton

- Again addressed lighting at key points. His philosophy is this is a community and that the proposed lighting is sufficient for this type of development.
- If it is discovered that the lighting is insufficient, would have to add fixtures.

Mr. Maciera

- The lighting is adequate.

Mr. Hamilton

- Discussed the lighting again. There will be 15 ft. tall lights. There will be no spill onto surrounding properties.

Mr. Maceira

- The roads in this development are private roads. The speed limits in this road system are set by the police and public safety.

Mayor Francioli

- A very low speed limit and speed table would be a way to keep control over the cut through of this property.

Mr. Hamilton

- Reviewed the outside agencies contained in Mr. Maceira's report.

8:38PM Opened To The Public for Questions.

Lois De Caro – 114 Park Avenue

- Questioned if there would be restrictions of lights to be put onto the backs of the houses so that she will not have 20 spotlights shining into her home.

Mr. Hamilton

- Condo associations have rules and regulations.

Chairman

- Would like specific restrictions included for lighting.
- The back of these homes are 40 ft. from the back of the De Caro residence.

Anthony Facchino, professional engineer, was sworn by the Board Attorney. He was accepted by the Board as a Professional Engineer.

- All utilities are from Park Avenue and will be underground.
- The sewer system is owned by Morris Township and maintained by Hanover Township.
- Has met with the South East Water Utility.
- (Storm water) – Currently, 2 acres of the site drains to Park Avenue and the easterly side of the site drains towards lot 60.
- Proposing 3 detention basins. There will be an underground sub-surface system.
- Will meet NJDEP storm water discharge regulations.
- Discussed where the proposed flow will drain.
- Discussed water quality, treatment, and discharge.
- These are underground systems. There will be no issues with mosquito breeding.

8:53PM Opened to the Public – Seeing None.

8:53PM Closed to the Public

Motion to carry to the August 18th meeting without further notice unless required due to variances.

Moved by Member Pinadella, and Seconded by Member Ferramosca.

III. ADJOURNMENT

Meeting Adjourned at 8:55P.M.

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