

**Minutes of the Planning Board of the
Township Of Hanover
JANUARY 19, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:02 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, De Nigris (arrived 7:06 PM), Dobson, Ferramosca (arrived 7:06 PM), Mayor Francioli, Nardone, Mihalko, and Pinadella.

Absent was Member: Deehan.

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

Mayor Francioli – Gave a status update on the Route 10 QuickChek.

John Ferramosca – Gave an update of the Route 10 Corridor Study. He also stated that Joe Burgis will be at the February 9th Work Session.

Gene Pinadella – Discussed how we hired a consultant to do the Route 10 Corridor Study only because Blais Brancheau, Township Planner does not have the time, but yet Mr. Brancheau continuously keeps getting pulled into this project.

The time lines for the Route 10 Corridor Study were discussed.

Mayor Francioli spoke about the possible budget issues due to tax appeals. We need to see what type of a budget would be needed to continue the Route 10 Corridor Study.

Chairman Pinadella called the Public Meeting to order at 7:31 PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

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

Absent was Member: Deehan.

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

Public Business

I. PUBLIC HEARINGS

- 1) **CASE NO.** 15-11-16
APPLICANT HANOVER RIDGEDALE, LLC (AUTOZONE, QUICK CHEK)
OWNER HANOVER RIDGEDALE LLC & HANOVER ACQUISITION, LLC
LOCATION: 110 EAST HANOVER AVENUE
CEDAR KNOLLS
BLOCK: 1702 & 1701 **LOTS:** 12.01 & 8 **ZONE:** I-B3

Applicant is seeking Preliminary and Final Site Plan approval as well as Variance approval for the development of a commercial development on the property. The proposal includes an approximately 80,315 sq. ft. multi-tenant retail building, a 7,360 sq. ft. Autozone retail building, two restaurant pads of 5,040 sq. ft. and 6,300 sq. ft. respectively and a QuickChek Food Store with fuel service. The applicant is proposing a variety of improvements including parking lots, driveways and drive aisles, landscaping, lighting and other improvements.

Board Action Date – APRIL 12, 2016

John Wyciskala, Attorney for the applicant.

- Gave some background of the property and the proposed development.
- Several years ago, there had been a site plan, subdivision and a variance approval granted on this property.
- Mr. Wyciskala gave an overview of the prior approval.
- The approval was for a Lowes, but they decided not to build on this property.
- We could not proceed with just a QuickChek standing alone.
- We have spent the last two years making plans for this site.
- Many of the current variances were granted on the last application.
- All proposals for shared access are still the same with the County DPW.
- All road improvements previously submitted in 2013 are the same in this application. Driveways are all in the same locations.
- The QuickChek portion of this development is identical to the prior 2013 approval.

Erik Keller was sworn in by the Board Attorney. Mr. Keller is the engineer, site civil engineer, and the traffic engineer.

- Exhibit A-1 – Hanover Cross Roads 2012 DEP Aerial Photograph showing property prior to the 2013 approvals.
- Lot 12.01 is approximately 27 acres.
- The rear 12 acres portion of this site will remain untouched.
- Exhibit A-2 – Hanover Cross Roads colored rendering from 1-19-16.

- The total floor area of all the buildings is 104,511 sq. ft. The proposed FAR is 40% of the lot area.
- The floor area approved for Lowes and QuickChek was 161,600 sq. ft.
- Variances are for signage, wall signs, light fixtures and spillage across the property line. A variance is not needed for parking.
- TJ Maxx and Home Goods are described for retail space A. There are no proposed tenants for Retail B. We are hoping for a MiniAnchor for Retail C. Pad 1 is a stand-alone building identified for restaurant space. Pad 2 is also a stand-alone restaurant building. At this time there is no proposed tenant. The AutoZone is 7,360 sq. ft., and the QuickChek is 5,496 sq. ft.
- The driveways, drive aisles, and site access were discussed.
- There will be 681 parking spaces.
- The internal circulation has been changed to accommodate the new building layout.
- The driveways and their locations were described.
- We do not want to create a through movement on the site. We want to discourage any kind of cut through traffic.
- There will be a 12 foot loading area near pad one.
- There will be pedestrian circulation throughout the entire retail site.
- The hours of the location will be from 9:30 AM – 9:30 PM, 7 days a week. There will be approximately 10 employees. A WB-62 tractor trailer will visit the site once a day during off peak hours.
- There will be dumpster enclosures and trash compactors.
- The locations of the proposed dumpsters were described.
- The subdivision will create 4 lots. This purpose is for tax and financing agreements with individual tenants. There will be blanket easements that will be prepared and recorded.
- The site topography was discussed. The front portion of the site will be excavated along Hanover Avenue. The soil will be moved to the back of the building and spread over the Cap A and Cap B area.
- Retaining walls will be maintained around the perimeter of the site.
- There will be retaining walls along the water quality basin.
- All walls that exceed 4 feet in height will require a building permit and an inspection by township officials.
- The storm water management system that has been designed complies with the Township and DEP regulations.
- It is a tiered design system.
- Mr. Keller described how the water treatment system will work.
- The sanitary sewer system was discussed. We will continue to work with the HSA.
- Discussed South East Morris County Utilities Authority for water supply.
- Described the landscaping plan and the tree replacement requirement. There will be a mix of shade, ornamental, evergreens trees, and shrubs.
- The lighting fixtures are LED and 20 feet high. There will be a design waiver for 4 light poles that are within 200 feet of the residential area.

Signage

- Exhibit A-3 Plan was presented, showing 2 pylon and 2 monument signs.

- Described the proposed locations of the 2 pylon and 2 monument signs. Also discussed the size and illumination of the signs.
- Setbacks of the signs are all exactly as they were with the prior approval for 2013.
- Exhibit A-4 Colored elevation plan for signs for AutoZone 3270.
- The sign was described.
- We are asking for variances for the number of signs.
- The AutoZone sign will turn off at the close of business.
- Exhibit A-5 Sheet A-3 The Dietz Partnership.
- The size and dimensions of the wall signs for TJ Max and Home Goods were discussed.
- The buildings are set back over 400 feet off the road. The sizes of the signs are required for visibility from the traveling public.
- Exhibit A-6 – Sheet A7 – The Dietz Partnership – The proposed signage for Pad#1.
- Exhibit A-7 – Sheet A9 – The Dietz Partnership – The proposed Signage for Pad#2.
- Phasing of the site was discussed.
- QuickChek, AutoZone, TJ Max, and Home Goods are ready to go.
- We are looking to open QuickChek and the AutoZone while TJ Max and Home Goods are under construction.
- All site improvements will be constructed.
- We are looking to do off site road improvements.
- Phase 1 will consist of retail buildings A&B, the AutoZone, the QuickChek and the road improvements for Ridgedale Ave. and a part of Hanover Ave.

Board

- Discussed with Mr. Keller the proposed phasing process.
- The retail is going onto capped areas so the construction will take longer due to the cap.

Mr. Sullivan

- Tried to clarify the phasing plan.

Mr. Keller

- Will construct a minimum of 75,000 square feet.
- TJ Max and Home Goods do have signed leases with the applicant.

Mr. Byrne

- Is concerned that this project will get half built and then not completed.

Mr. Keller

- There is a very strong motivation to complete and lease the remainder of the site.

Mr. Ferramosca

- Questioned the County Connectivity Path Plan for Hanover Ave. and what could be done to increase pedestrian safety.

Mr. Maceira was sworn in by the Board Attorney.

- Because the County has not gotten very far with their multi-moto path, we do not know what the final designs will be. We are requesting any hard obstructions be removed from the proposed right of way.

Mr. Byrne

- Would like the applicant to do all of the improvements along Ridgedale Ave. so the county can finish paving the road.

Mr. Keller

- Hanover Ave. will be done before TJ Max and Home Goods are complete.

Mr. De Nigris

- Would like a reasonable time line plan.

Mayor Francioli

- Requested paver walkways from Cross Roads to the Morris County Mall along Ridgedale Ave.

Mr. Wychiskala

- Will take a look and see what they can do.

Mr. Keller

- There will be 5 lots when the subdivision is complete.
- AutoZone deliveries will come in the Quickchek driveway and then back into the AutoZone.

Mr. Pinadella

- Is concerned with this design and feels it should be reviewed.

Mr. Keller

- Fire apparatus can get to every building on this site.

9:20PM Opened to the public for questions and comments.
Seeing and hearing none.

9:20PM Closed to the public.

9:20PM Break

9:28PM Back on the record.

Keith Cahill, Bohler Engineering was sworn by the Board Attorney.

- What was previously proposed and approved for the QuickChek in 2013 is exactly the same today.
- Hours of operation- Fuel sales will be closed from 12AM – 5AM. The Convenience Store will be open 24/7.
- Described the loading zones for the fuel and the convenience store.
- Described the pedestrian circulation for the QuickChek.

- There should be 10 employees maximum on the site at one time.
- There will be smaller box trucks for deliveries. There will be 4-5 deliveries per day Monday – Friday.
- Exhibit A-8 Rendered Elevations (R1) for QuickChek.
- Described the wall signs and illumination of the signs for the store and the fuel canopy.
- The closest residential property is over 250 ft. away from the property line of the QuickChek.
- The primary materials on the building are brick, Drivit, and metal.
- This facility will have a transfer switch. They have a contract with a generator company that will deliver a generator if bad weather is anticipated or if the power goes down for an extended period of time.

9:54PM Opened to the Public
 Seeing none and hearing none.

9:56PM Closed to the Public.

Chuck Dietz, architect for the applicant, was sworn by the Board Attorney. He gave an overview of his educational and professional background.

- Exhibit A-9 – A 3D computer generated exhibit of the retail building A, B, & C.
- Traditional materials are being proposed – brick, stucco, and natural stone, in natural colors.
- The buildings and the design of the retail buildings were discussed. The architecture is carried throughout the buildings.
- The restaurant will be a sit down family style restaurant. The windows will have awnings that will be illuminated by goose neck lighting.
- The architecture, the material of the pylon, and monument signs were described.

Mr. Pinadella

- He would like to see the buildings not have such a straight run frontage. He is requesting some design changes, to break up the squareness of the building.
- He would like to see a little bit more of a design on Building C. Some bump outs on the corners of the pad sites would be nice.

10:27PM - Opened to the Public for questions. (Seeing none and hearing none.)

10:27PM - Closed to the Public for questions.

Mr. Wyciskala

- Carried to February 16, 2016 with no further notice required.

II. ADJOURNMENT

Meeting Adjourned at 10:29P.M.

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