

**Minutes of the Planning Board of the
Township Of Hanover
JANUARY 26, 2016**

Chairman Eugene Pinadella 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, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella.

Absent were Members: Byrne and De Nigris.

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

Mr. Ferramosca gave an explanation of the EDAC Document 2025.

EDAC is looking at a potential vibrant area between Corporate Mailing and Whippany Village.

Trying to get the State to step up transportation options in the area.

Whippany Village cannot go forward until the developer complies with the Planned Unit Development Regulations or comes back and gets conventional approvals.

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

The Board Secretary, Kimberly Bongiorno, called the roll.

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

Absent were Members: Byrne and De Nigris.

PUBLIC BUSINESS

- I. 1) **CASE NO.** 15-4-5
 APPLICANT/OWNER RIVER PARK BUSINESS CENTER, LLC c/o AMY NEU
 LOCATION: 47 PARSIPPANY ROAD
 WHIPPANY
BLOCK: 3801 **LOTS: 2** **ZONE: TC**
 4101 1

Applicant is seeking Preliminary and Final Site Plan approval for the development and operation of approximately 364,544 sq. ft. of flex/warehouse space, consisting of five (5) buildings, with associated parking, utilities, detention basins, loading areas, lighting, landscaping and other site improvements. The applicant is also seeking variance relief from sections 166-207.3 and 166-155 as well as any and all other variances that may be required. **CASE CARRIED TO THE FEBRUARY 23, 2016 MEETING**

Board Action Date – FEBRUARY 29, 2016

The Chairman announced that River Park Business Center is to be carried to February 23, 2016. No further notice is required.

- 2) **CASE NO.** 16-1-1
 APPLICANT/OWNER BAYER HEALTHCARE LLC/COOPER LAND
 COMPANY OF NEW JERSEY, INC
LOCATION: 100 BAYER BOULEVARD
 WHIPPANY
BLOCK: 5801 **LOTS: 1.03 & 1.04** **ZONE: OB-RL3**

Applicant is seeking Preliminary and Final Site Plan approval for monument signs, a relocated driveway and other modifications to the site from the previously approved site plan. Applicant also seeks a variance for the monument sign to permit a sign height of 11 feet, whereas a maximum height of 10 feet is permitted. **ONLY THE APPLICATION FOR MONUMENT SIGN #2 IS TO BE HEARD AT THIS MEETING; THE BALANCE OF THE APPLICATION IS INCOMPLETE AND WILL BE HEARD AT A FUTURE MEETING.**

Board Action Date – NONE

Member Ferramosca recused himself from hearing this case.

Mr. Peter Carton, Attorney for the applicant.

Patty Ruskan, licensed Civil Engineer, was sworn by the Board Attorney. She gave an overview of her educational background and was accepted by the Board.

- The revised plans were discussed to relocate the sign 10 feet back from the right of way line.
- Exhibit A-1 – Drawing C5 Site Plan Sheet C was revised to show corrected sign location.

Mr. Maceira, was sworn by the Board Attorney.

Ms. Ruskan

- The sign is a series of rings which are 10 feet on a 1 ft. high. platform.
- The sign base will be located 10 feet from the right of way and 27.52 ft. from the property line.
- It will not encroach on the ambulatory easement or the sidewalk within the easement.
- Exhibit A-2 – Blow up of the sign.
- Exhibit A-3 – Proposed monument sign #2 Bayer North Campus.
- The outer ring is 10 ft. in diameter and the inner ring is 9 feet polished stainless steel.
- The rings are 6 inches wide and one foot thick.
- The inner ring is a cross, double sided with the Bayer name on it. It is white acrylic, and is one inch thick. The letter height is 1 ft.
- The overall sign is 11 ft. – The ordinance only allows for 10 ft.
- The base is one ft. high and 5 ft. in diameter.
- The sign will be internally illuminated, as well with ground mounted uplights.
- The base is proposed, because the sign is vertical and allows for protection for the bottom of the sign.
- The conduits for the lighting are housed within the base.
- The sign will be located within a 12 ft. island.
- The face of the sign will be perpendicular to Whippany Road.
- The sign will not have any animation to it.

Mr. Maceira

- Is satisfied with the new location of the sign.

Mr. Sullivan

- Reviewed Mr. Brancheau's report dated January 21, 2016 with Ms. Ruskan.

Ms. Ruskan

- Clarified the ground flood lighting. They will not be recessed into the ground.

7:53 - Opened to the Public.
Seeing and hearing none.
Closed to the public.

Motion to approve the above application with conditions.

Moved by Mayor Francioli.

Seconded by Member Nardone.

Members Voting “AYE” – Nardone, Deehan, Critchly, Dobson, Mihalko, Mayor Francioli, and Pinadella.

Members Voting “NO” – None

Mr. Sullivan

- Clarified that there will be a separate resolution for just the sign portion of the application.

II. ADJOURNMENT

Meeting Adjourned at 7:55 P.M.

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