

**Minutes of the Planning Board of the
Township Of Hanover
FEBRUARY 23, 2016**

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

Absent were Members: Byrne, Deehan, Nardone, and Mihalko.

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

Donna Holmqvist of Burgis and Associates.

- Discussed the Housing Element and Fair Share Plan.
- Gave an update of the process and time lines.
- Gave an overview of obligations.
- Looked at existing units and bonus credits. She came up with a surplus for prior and current rounds.
- The surplus number is 8 units per previous round.
- 356 units.
- 153 per 3rd round.
- 15 units surplus for 3rd rd.

The Board had an open discussion regarding the Housing Element and Fair Share Plan.

There will be a Public Hearing on March 15, 2016.

The Board will review the above at the Work Session Meeting on 3/8/16.

The Board reviewed the agenda for this evening's meeting.

Chairman Pinadella 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, De Nigris, Dobson, Ferramosca, Mayor Francioli, and Pinadella.

Craig Alexander is the attorney for the applicant.

William Hamilton, Bowman Consulting, is a Professional Planner and Landscape Architect. He was accepted by the Board.

- Mr. Hamilton described the location of the property and the existing conditions.
- Exhibit A-1 – Aerial exhibit dated 7/18/15.
- Described the exhibit and the property in question and the surrounding areas.
- There are no wetlands on this site.
- They are wetlands on the adjacent parcel, but there will be no impact.
- Exhibit A-2 – Site Rendering dated 2/15/16.
- There are 24 townhome units proposed.
- The internal roads were described.
- Significant landscaping was indicated on the site.
- There was a proposal of two storm water basins. One for detention and one for infiltration.
- There was a prior application submitted in August for 25 single family homes, but this is a new application.
- They are asking relief from disigious trees. They are asking for conifer or evergreens along the two property frontages.
- They are proposing 24 ft. wide roadways.
- Visitor parking will be provided at .5 spaces.
- Each townhome will have a two car garage and driveway.
- These units will be age targeted.
- All end units will have a master bedroom downstairs.
- The lighting will be provided per ordinance standards.
- There will be a sidewalk on one side of road “A”. There will be no sidewalk on road “B & C”.
- Applicant is willing to shift the sidewalk to accommodate guest parking but that would create a front yard setback variance on two lots.
- The 2nd variance being requested is for fencing along the eastern property line.
- Plantings will be provided along the property line rather than fencing per the request of the adjacent single family home property owner.
- Evergreens are being proposed.

Chairman

- Questioned the basements in some units.

Mr. Hamilton

- There are basements accessible from the first floor level. All units have their own laundry rooms.
- Grouped mailboxes are being proposed.
- The only fence that will be installed will be around the basin for safety reasons.
- The detention basin is 4.5 feet deep. The infiltration basin is 3.5 ft. deep.
- They will be adding additional fire hydrants.
- All garbage and recycling will be held by each unit.
- The height of the berms are 4 feet.

- The Jellyfish Water Quality device was described. It is very expensive but easily maintained.

Anthony Facchino, engineer for the applicant was sworn in by the Board Attorney.

- Mr. Facchino described the Jellyfish/Cartridge Unit and how it will be maintained.

Mr. Hamilton

- Described the architectural design.
- Exhibit A-3 – Colored architectural rendering of Whippany Road’s front and right elevations.
- These are the designs that the developer plans on. There may be changes with the interior layouts.
- They are going to limit cut through traffic by introducing pavers at the entrance to signify a residential area and not a means to cut through.
- A 15 mph speed limit sign will be posted and will be subject to title 39.
- Designation will be at both entrances. This is a private development, not a public roadway.
- The mature size of plants will be increased adjacent to lots 28 & 30 on block 4701.
- Planning to meet with the town engineer to decide how to identify visitor’s parking spots.
- A sidewalk will be provided on Road B.
- There will be a grassed retention basin.
- The infiltration basin will have a sand bottom.
- The Fire Chief approved the Hammerhead Design.

8:16PM – Opened to the Public for questions and concerns.

Seeing none and hearing none.

Closed to the Public for questions and concerns.

Jim Neidhardt

- Questioned how the homeowners association is adopted.

Mr. Sullivan

- Clarified that the applicant will generate the deeds and the township will review and approve them. DCA approval is required also.

Mr. Hamilton

- Reviewed Mr. Brancheau’s report dated February 18, 2016.

Mr. Brancheau and Mr. Maceira were sworn by the Board Attorney.

Mr. Brancheau

- Questioned if the roads could be redesigned so as to eliminate the two variances created by shifting the sidewalk on road “A” to the opposite side.

Mr. Hamilton

- It is not impossible, but it would take a great amount of work.
- Building #4 would need a 5 ft. setback variance and building #6 would require a 1ft. setback variance.
- The sidewalk on Road B would have to wrap slightly.
- Each unit will be provided with a mailbox, unless it is not agreed to by the postmaster.
- Mr. Hamilton reviewed Mr. Maceira's report dated February 22, 2016.

Mr. Sullivan

- Reviewed conditions from prior approval and clarified what conditions would be carried through the first approval.

8:30PM - Opened to the Public for questions and concerns.

Jim Florek, 2 Mt. Vernon Way, was sworn by the Board Attorney.

- Mr. Florek is concerned that overflow visitor parking will spill onto the surrounding neighborhood streets.

Tony Laurel, 1803 Appleton Way, was sworn by the Board Attorney.

- Mr. Laurel is concerned about cut through traffic and turns onto Park Avenue and Whippany Road.

Lois De Caro, 114 Park Avenue, was sworn by the Board Attorney.

- Mr. De Caro feels that this is the best proposal for the property.

8:36PM – Closed to the Public for questions and concerns.

Mr. Sullivan

- Reviewed the conditions.

Mr. Alexander

- This supersedes the 2015 approval.

Motion to approve the above application with conditions.

Moved by Member Ferramosca.

Seconded by Member De Nigris.

Members Critchley, Dobson, De Nigris, Ferramosca, Mayor Francioli, and Pinadella all voted in favor of the application with conditions and no one voted no.

- If the agreement with Notre Dame was dismissed, they would have to seek other options for parking.
- The agreement is for cars only. There will be no buses parked on the churches property.
- The expansion of the school is on Elm.
- Exhibit A-5 – Existing Bus Staging Area.
- There are 31 buses currently being staged.
- They are trying to reach an agreement with Notre Dame to stage buses on their site during construction.
- Exhibit A-6 Proposed Bus Staging Area.
- The bus staging on surrounding streets and school property was discussed.
- The outside areas, courtyard, and their uses were discussed.
- If this application is denied, these children will be sent to other state approved schools.

Chairman

- The full parking lots and the bus staging were questioned.

Ms. Seamans

- The teachers would not be leaving while the students are being loaded onto buses so there is not a conflict.
- Some of the buses arrive 45 minutes early to pick up students.
- The ratio is approximately 1 teacher to 2 students.
- The school is a teaching school for student teachers.
- Staff members have been assigned to be bus attendants at Elm St. and Halko Drive.
- There is much more communication going on with bus companies.
- There are some evening events such as back to school night and parent teacher conference nights.

Mr. Henshaw

- Will work with Mr. Maceira, the Police Dept., and the neighbors to reach a lighting agreement for the night time hours for safety reasons.

9:38PM – Opened to the Public for Questions and Concerns.

Justin, 20 Orchard Place.

- Is concerned about idling buses on the street for one hour.

Frank Angelino, 11 Orchard Place.

- How many parking spaces will be on the Orchard Street lot?

Mike, 5 Halko Drive.

9:45PM – Closed to the Public for Questions and Concerns.

Deferred to John Inglessino, Attorney for River Park. He granted an extension through the end of March. This case was moved to the March 22, 2016 meeting. They will be the 2nd of the agenda.

9:48PM – Back to the PG Chambers Case.

Mr. Maceira and Mr. Brancheau were sworn in by the Board Attorney.

Bryan VanderGheynst, professional engineer for the applicant, gave an overview of his educational and professional background. It was accepted by the Board.

- We are trying to save some of the larger spruce trees on this site.
- The existing conditions on the new parking lot site were described.
- He referred to Exhibit A-1.
- The proposed site plan was described and the canopy area and the setbacks for the new addition were described also.
- We tried to minimize the amount of impervious area.
- We will be eliminating the driveway access on Orchard.
- We will be installing a 6 ft. white, vinyl fence.
- The time on the lighting can be overridden if there are evening events.
- The water management system and detention were discussed.
- Also discussed were the run off management system.
- Described the existing spaces and what spaces would be lost.
- Also discussed were the new parking spaces and where they would be located.
- The new parking lot will be built first, prior to the construction of the building.
- The parking lot will be under construction for 3 or 4 months.
- The total project time will be approximately 15 -18 months.
- The handicapped spaces were discussed and their locations.
- Exhibit – A7 – Truck Turning Template Plan.
- Six handicapped spaces are being proposed.

Ms. Seamans

- Discussed why they only need 6 handicapped spaces.
- Emergency vehicle access to the site was discussed.
- We have a 6 week Summer Program.

Mr. Brancheau

- Asked if the construction could be planned around the down time of the school, rather than when school is in session.

Mr. Ferramosca

- Is concerned with the type of fuel being burned by the idling vehicles.

Mr. Henshaw

- Will try and find out information regarding the fuel. He will work hard to enforce a no idling policy.

10:32PM - Opened to the Public for Questions and Concerns.

Justin Avanzato 20 Orchard Place.

- Questioned construction access to the site across from his home.

Mr. VanderGheyn

- There will be access to the construction site for about 3-4 months across from Justin's home.

Frank Andalino, 11 Orchard Place.

- Questioned the total number of parking spaces.

Mr. VanderGheyn

- There are a total of 97 parking spaces. We will be adding 45 parking spaces.

Mr. Henshaw

- Will be bringing a planner to the next meeting to address the variance issues.

Micheal Casale 5 Halko Drive.

- Questioned the width of Halko Drive.

10:39PM – Closed to the Public for Questions and Concerns.

Case Carried to March 15, 2016. An extension of time was granted by Mr. Henshaw until March 31, 2016.

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

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.

Board Action Date – FEBRUARY 29, 2016

This case was moved to the March 22, 2016 meeting.

III. ADJOURNMENT

Meeting Adjourned at 10:42P.M.

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