

**Minutes of the Planning Board of the
Township Of Hanover
March 22, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella.

Absent was Member: None.

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

The Planning Board Attorney, Mr. Sullivan gave an overview of River Park, prior litigation, and settlement stipulations.

If approved, approval would be conditional.

The Board discussed prior approvals on this site.

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: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella.

Absent was Member: None.

PUBLIC BUSINESS

I. PUBLIC HEARINGS

- 1) **CASE NO.** 15-12-17
 APPLICANT/OWNER RAVINE DEVELOPMENT CO., LLC
 LOCATION: 10 PARK AVENUE
 WHIPPANY
 BLOCK: 4902 **LOTS:** 1 **ZONE:** I-P

Applicant is seeking Preliminary and Final Site Plan and variance approval for a parking lot expansion on the above mentioned property. Applicant is seeking relief from sections 166-206B, 166-153M, 166-104-I(1), 166-125.C(2), 166-138.2(B)(2)(a) as well as any and all other variances, exceptions and /or design waivers that may be required.

Board Action Date – May 11, 2016

The attorney for this applicant is Tom Malman.

Tom Malman

- Gave everyone an overview of the proposed parking changes on this site.
- Flexibility to attract tenants.
- This application is for additional parking.

William Blanchard, managing member of Ravine Development, was sworn in by the Board Attorney.

- The building in question was built in 2000.
- The building was leased to Tycom, who then assigned the leased to MetLife. It was a 15 year lease.
- The MetLife Lease will be up for renewal the end of October 2016.
- MetLife gave notice 1 ½ years ago and the Landlord has been seeking a new tenant.
- Brokers have advised that the market is not that great for office space.
- They also have been told by the broker that parking on this site is a big deterrent.
- More parking on this site would be beneficial.
- We would like to be able to tell prospective tenants that they have the right to put in additional parking if necessary, this is the concept we are going for.
- We would want to wait and see what the new tenants needs would be, so approval could move much quicker if additional parking is necessary.
- The parking spaces exceed what was required when this building was built.

7:40PM

Opened To Public For Questions and Concerns.
Seeing None and Hearing None.
Closed to the Public.

William Hamilton, a licensed landscaper, architect, and planner at Bowman Consulting was sworn in by the Board Attorney.

- Exhibit A-1 – An Aerial Photo dated 3/17/16 depicts the current conditions.
- Exhibit A-2 – An Aerial Photo with superimposed changes dated 3/17/16.
- Exhibit A-3 – Proposed site plan changes dated 3/22/16.

William Hamilton

- Gave an overview of the location and current conditions of this site and surrounding areas.
- Gave an overview of square footage of existing buildings and parking spaces.
- Described the access to the site.
- Existing parking meets the ordinance standards.
- The parking setback from Columbia Turnpike is a little over 20 feet.
- The area behind the building has a tremendous drop-off. The drop-off is approximately 20-30 ft.
- The project will be divided into 2 phases.
- The first part - will be reconstruction of the parking and drop-off area.
- The second part of phase 1 - will be the addition of parking spaces along Columbia Turnpike and extending the pavement 18 feet.
- The third part of phase 1- is the reconfiguration of the parking spaces along the south side.
- Phase 2 – If determined additional parking is needed, a small area on the Columbia Turnpike side will be elevated for an addition of 20 spaces.
- In Phase 1 - there will be an addition of 89 spaces for phase 1. A total of 667 spaces.
- In Phase 2 - there will be another additional 20 spaces for a total of 687 spaces.
- There was a discussion of industry standards for office space used per each employee.
- Additional landscaping and lighting was proposed.
- There will be a total of 32 replacement trees, plus an additional buffer planting, particularly along the spaces of Columbia Turnpike.
- The coverage will go up to 46% and if all proposed parking is passed it will go up to 49%.

Mr. Ferramosca

- Questioned sustainability and suggested rather than building more parking spaces work with companies such as Trans Options to provide ride sharing.

Mr. Malman

- This would be a tenant specific option. Applicants do not want to build these spaces if they do not need them. We want to be able to build the spaces if a prospective tenant needs the parking. We do not want to wait for approvals. They would already be in place.

Mr. Hamilton

- We cannot build on the north side of the property due to the wetlands. It is not feasible due to environment issues.

Mayor Francioli

- Would like to encourage flex time for employees on this site.

Mr. Hamilton

- Due to the drop-off of 30-40 feet we would need to build a wall of at least 40 feet.
- The 5 variances were reviewed.
- The minimum parking setback requirement.
- The minimum planted buffer setback from street frontage.
- The relief for 10 foot landscape islands.
- We cannot provide 20 ft. parking spaces for head on parking.
- 9X18ft. stalls in the location of the back parking by Columbia Turnpike.
- There would be only 70 undersized parking spaces.
- We can encourage this to be for smaller car parking only, but we are not making it a requirement.

Mr. Ferramosca

- Will there be spaces provided for charging electric cars?

Mr. Hamilton

- The wall variance ranges from 0 feet to 6 feet and back to 0 feet.
- The parking lot will not be visible from Columbia Turnpike.

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

Mr. Brancheau

- Has requested additional buffering between Columbia Turnpike and the parking lot.

Mr. Hamilton

- Reviewed Mr. Brancheau's report date March 21, 2016.
- The additional comments and recommendations were reviewed also.

Comment #1 – Referred to Exhibit A-3. Proposed an additional sidewalk on the northern side and will be extended to the third parking bay. The site can be accessed via sidewalks and crosswalks. This exhibit also shows access for the Firetrucks. We will add 3 handicapped spaces on the outside parking surface. In the garage 5 handicapped spaces exist.

Comment #2 – We feel we have addressed concerns of additional pedestrian traffic by providing cross walks and stop signs.

Comment #3 – We will make the changes.

Comment #4 – We will comply.

Comment #5 – We will comply.

Comment #6 - We will comply.

Comment #7 - We will comply.

Comment #8 - We will comply.

Mr. Hamilton

- Referred to Mr. Maceira's report dated March 21, 2016.
- Exhibit A-4 Firetruck turning analysis dated 3/22/16.
- Showed how the design of the parking lot will allow for firetruck movements through the site.
- The crosswalk will be provided as requested by Mr. Maceira.

Mr. Maceira

- There will be an officer in the roadway with a flashing beacon. It is up to the officer's discretion as to what lanes will be closed.

Mr. Malman

- Agrees with all 9 of Mr. Maceira's comments and will comply with all outside agency reports.

Mr. Hamilton

- Gave reasons for the variances.
- All are tied to the parking request. There is a C variance relief being requested. The benefit outweighs the detriment.
- Believes variances can be granted without detriment to the public good.

8:34PM Opened To The Public For Questions and Concerns.

Deloris, Appleton Way

- Questioned if this will be leased to one tenant.

Mr. Malman

- This question cannot be answered at this time until a tenant or tenants are found.

8:37PM Closed To the Public

The Board gave their overview of the application.

Mr. Sullivan

- Summarized the conditions if the application were to be approved.

The Board had discussions with the Board Professionals.

Motion to approve the application with conditions as outlined by Mr. Sullivan.

Moved by Member Byrne.

Exhibit A-1 – River Park Existing Conditions Ariel.

Exhibit A-2 – River Park Site rendering aerial with flex office space and site improvements superimposed.

Erik Keller

- Gave an overview of the existing conditions and the surrounding areas.
- The wetlands are predominately on the westerly site.
- The Whippany Paperboard Mill shut down in the late 1980's or early 1990's.
- The applicant is in the process with DEP for the removal of the Dam on the property.
- The applicant is meeting with the DEP in the next couple of weeks to discuss the process of the dam's removal.
- The State has jurisdiction of the DAM.
- The physical removal of the dam is not a problem but what to do upstream from the dam is.
- The tree replacement requirement is 51 trees, which is based on the plantable area requirement of 374 trees.
- There is 364,544 sq. ft. of flex space in 5 buildings.
- The proposed use is permitted in the TC Zone.
- Square footage is also within the limits allowed in the zone.
- Access to this site is proposed from Eden Lane.
- The access to the site and the proposed driveway placement was discussed.
- If the primary access were from Parsippany Road, it would be an unsafe condition due to site distance.
- Discussed how the access road runs along the railroad.
- All of the loading areas can accommodate tractor trailers.
- Most of the trucks coming and going will be small, but there will be some tractor trailers.
- If the tenant does not need the loading areas they can be modified and converted into parking spaces.
- Per the code, they gave an overview of the parking requirements for different uses.
- There are 5 retaining walls being proposed. There will be an additional variance for the height of the retaining walls.

Storm Water Management

- Is subject to state regulations and must comply fully with quality controls.
- Ground water recharge is not required.
- The proposed storm water management system was discussed.
- Hanover Sewerage has a main line that runs through this site. They discussed how this building will tie into the sewer system.
- The locations of the water mains and connections were given.
- The lighting along the access road and parking areas were discussed.
- A very extensive landscaping program is proposed for this site.
- An overview of the types of planting and their counts was discussed for the site.
- Discussed outside agency requirements that will be required for this site.

9:38PM – Opened to the Board discussion.

- The surrounding areas were discussed.
- The surrounding roadways were discussed.
- The orientation of each of the proposed buildings on the site were discussed.
- Buildings 1-4 will be loaded back to back.
- Discussed how the trucks will be accessing the site.
- Proposing shade trees along the parking area.
- Evergreen trees are also being proposed.
- The initial plant size are in the 7-8 ft. range.

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

Mr. Maceira

- Additional buffering could be provided along the loading areas.
- Is there an opportunity on the old treatment plant site to provide more plants for screening?

Mr. Brancheau

- More plantings can create a thicker buffer.

Chairman

- Would like to see double row plantings along loading areas.

Mr. Keller

- Will meet with Board Professionals to address additional buffering and planting.
- The entire site is within the wastewater management plan except for the former pond area.
- There are 157 trees that qualify under tree replacement, another 97 plantings done to buffer plans.

Mr. Brancheau

- Addressed the reasons why the caliper of trees is used, rather than the height for calculations.

Mr. Keller

- Described some of the proposed species of the plantings.
- Explained to the public what a surface detention basin is.
- The fencing around the detention basin was described.
- The Parsippany Road access would be gated and only used for Emergency Access.

Chairman

- There has never been access to this site from Eden Lanes. All access to this site when the PaperBoard was there was from Parsippany Road.

Mr. Keller

- All loading docks can accommodate tractor trailers.
- Eden Lane ranges from 4ft. to 20 ft. higher than the loading areas.

10:23PM Opened to the Public for Questions and Concerns.

Jeff Trabonda, 2005 Appleton Lane.

- Is concerned about the noise of backup beepers on trucks.

Mr. Inglesino

- We have a noise ordinance and everyone needs to comply.

Chairman

- Believes testimony to the noise is necessary and how it will affect the residential areas.

Mr. Inglesino

- Will take a look at the noise issues and see if they need to bring in a noise expert.

Mr. Keller

- At this point they will have the ability to access this site from both directions on Eden Lane.

Mr. Inglesino

- Granted an extension of time until April 19, 2016.

Motion to carry the above application to April 19, 2016 at 7:30 pm.

Moved by Member Ferramosca.

Seconded by Member Byrne.

Voice Vote – All present in favor.

II. ADJOURNMENT

Meeting Adjourned at 10:35PM.

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