

**Minutes of the Planning Board of the
Township Of Hanover
JUNE 21, 2016**

Vice-Chairman Peter De Nigris 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: Byrne, Critchley, De Nigris, Dobson, Ferramosca, Mayor Francioli and Nardone

Absent was Member: Deehan, Mihalko and Chairman Pinadella

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

Mayor Francioli

- Discussed concerns for residents regarding the proposed apartments that the Silverman Group is proposing and adding more children to the school system.
- The Whippany Post Office is owned by the Estate of De Croce.
- The Silverman Group is coming back next month on July 19th at 7:00 pm and will be going to the Township Committee on the July 14th to present their concept to the Committee Members.

Vice-Chairman De Nigris 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: Byrne, Critchley, De Nigris, Dobson, Ferramosca, Mayor Francioli and Nardone

Absent was Member: Deehan, Mihalko and Chairman Pinadella

PUBLIC BUSINESS

I. MASTER PLAN

Consideration of the adoption of a report entitled, “THE TOWNSHIP OF HANOVER MASTER PLAN ELEMENT ROUTE 10 CORRIDOR PLANNING AND ZONING REPORT,” as an amendment to the

land use plan element of the Township's master plan. If adopted, the proposed amendment will serve as the basis for future land use and development policy for certain areas along both sides of Route 10, and other nearby areas, in the Township. The Board reserves the right to consider and amend the proposed land use plan that might be necessary or advisable as a result of matters considered at the hearing.

Joseph Burgis- of Burgis and Associates

- Gave an overview of the study
- To improve the character of the district of the Rt. 10 corridor with a comprehensive approach
- Briefly gave an overview of the six areas of study
- Study area extends for 2.6 miles which starts at Ridgedale to the west and ends at Ridgedale in East Hanover in the East.
- Discussed the existing Land Uses that were studied such as the kinds of land uses.
- Reviewed environmental constraints, small narrow lots with limited frontage and reviewed proposed re-zoning and consolidation.
- There is a need to consolidate zone districts and to unify zones, while eliminating some zones as well.
- Improve zoning regulations in the 2.6 miles.
- There are currently thirty different zone districts.
- Recommending reducing to thirteen zone districts.
- Goals and objectives are outlined in report.
- Total of ten specific areas for redevelopment, but prioritized five of them.
- Reviewed the executive summary and action plans with target time frames.

Opened to public
Seeing and hearing none
Closed to public

Planning Board Attorney Michael Sullivan reviewed the motion.

Motion to adopt as written made by Member Ferramosca and seconded by Mayor Francioli.

Board Members Nardone, Critchley, Dobson, Byrne, Ferramosca, Mayor Francioli and Vice-Chairman De Nigris voted in favor to adopt the Master Plan as written.

II. PUBLIC HEARINGS

- | | | |
|----|------------------------|---|
| 1) | CASE NO. | 13-3-5 |
| | APPLICANT/OWNER | Hanover 3201 Realty, LLC |
| | LOCATION: | Sylvan Way @ Ridgedale Avenue
Cedar Knolls |
| | BLOCK: 3201 | LOTS: 1 & 2 ZONE: OB-DS |

- Still under oath from prior hearing
- Basic plan to provide 633 parking spaces with 1.74 spaces per thousand sq. ft
- Discussed ultimate parking plan
- Total of 961 parking spaces would be the result.
- Discussed parking requirements
- Looked at IT parking generation manual 4th generation
- Addressed parking requirements for this site and how he calculated the proposed parking for this site.
- Reviewed what the township parking requirements would be.
- They do need a parking variance for this site and believes they are providing more than enough.
- Required under the ordinance would be 1,141 parking spaces.
- 76% warehouse and 24% office based on those figures and came up with the 1,141 spaces being required.
- Discussed the loading doors and the parking around the loading docks-referred to exhibit A-2- River Park existing conditions aerial
- Described the large spaces where the loading docks are so even if you had parking you could still get trucks in there.
- The roadway is more than wide enough to accommodate two tractor trailers passing each other on the road- referred to sheet 8 of 33 of the site plan.
- There is a parking area that is in the area in front of buildings 3 and 4 and another double row of parking to the riverside of the south side of buildings 3 and 4.
- The other option dependent of tenants would be to take areas in the back of building if tenant did not need for loading.
- The ultimate parking plan would potentially trigger additional variances for number of loading spaces.
- Each building is required to have five loading spaces.
- If ultimate parking resulted in the loss of a loading dock they would have to come back to the board.
- If trees needed to be removed to allow for ultimate parking there is not a buffer required and may need DEP approval for the removal of the trees and may have to be moved to some other location and they do have areas on site where they could be planted.

Opened to Public

Deloris Bochian- Resident of 3058 Appleton Way Whippany

- Questioned, "If loading doors are taken out, what is the requirement for man doors and handicapped parking?"

Mr. Keller

- Addressed concerns explaining they have man doors in the back and handicap parking would be in the front of the building.
- The wooded area between the residential area and the trees by the river would be the buffer.
- Trees will be planted in accordance with the township code.

Jim Neidhardt- Resident of Appleton Way Whippany

- Questioned the wooden area in front of buildings 3 and 4
- Wouldn't it be the trees immediately in front of the building that would provide the buffer and not the trees by the roadway?
- Code does not require buffer between these buildings and Eden Lane.
- If the ultimate parking plan is installed, what is the applicant going to do to reduce the impact to the residents?

Closed to public

Mr. Keller

- Discussed truck traffic access from
- A-13 River Park alternate access site out to South Jefferson Rd.
- End of the access road is dictated by the wetlands buffer.
- Feels comfortable that they can go to DEP and get this access approved.
- Can't guarantee that they will get the permit from DEP.
- Will attempt to get the permits to allow for truck traffic to access site from South Jefferson Rd.
- Access to Eden Lane would be allowed by tractor trailers.
- Has redesigned the Eden Lane access so that trucks could not access the site form Eden Lane.
- There is a pole right at the PC of the curb return and there are two guy wires that run to the North and would have to work with JCP&L to get the guy wires moved.
- This design is 250 ft. from the intersection and 100 ft. or so to the railroad tracks.
- Large trucks would be the only ones restricted to using the Jefferson Rd entrance.
- Not proposing any turn prohibitions form Jefferson Rd.
- Truck traffic is vehicles above 30 ft. in length and prohibited from Eden Lane.
- South Jefferson and Eden Lane has a 5 ton weight limit for through traffic.
- A 30 foot truck would be a straight truck.

Mr. Ferramosca

- Wants Eden Lane entrance to be for office type use trucks and Jefferson Rd entrance for flex warehouse type trucks.

Mayor Francioli

- Questioned access form Apollo and Rosin Rd
- Concerned that traffic on Jefferson Rd. at peak hours.

Mr. Keller

- Most truck traffic will be spread throughout the day and will not always be at peak hours.

Mayor Francioli

- Would like to see lane improvement from Eden Lane on Jefferson Rd to Rt. 10

Mr. Inglessino

- It is not up to the applicant to improve all of Jefferson Rd and not legal to require one applicant to improve the entire road.

Mr. Keller

- Stated that they have the peak hour counts at the intersection of Eden and Jefferson, but have not yet analyzed the data.

Mayor Francioli

- Concerned with adding trucks to current traffic conditions on Jefferson Rd
- Wants to review the study that was done for the intersections on Jefferson Rd.

Mr. Michael Sullivan, Planning Board attorney

- There is a mechanism for pro rata contribution by the applicant for off tract improvements and the Board cannot deny this application based upon the amount of traffic generated.

Mr. Keller

- Discussed sight distance exiting onto Jefferson Rd. and there are not sight constraints.
- Exiting form this site will not cross the double yellow line into oncoming traffic.

Mr. Ferramosca

- Wants to know if right turns are safer than left turns.

Mr. Keller

- There is no statistics that provide that information.

Mr. Ferramosca

- If DEP approval is not granted, would they still try and get access though Apollo Drive?

Mr. Inglessino

- Stated that they reached out to the property owners on Apollo Drive and they do not want to provide access to this site.
- Jewish Federation would not provide access form Apollo and Rosin Rd is not viable.

Mr. Sullivan

- Reviewed testimony from the April 19th meeting and Mr. Inglessino's statement regarding access from Apollo and Rosin Rd.

Mr. Inglessino

- The township has not done anything to assist in acquiring the properties.

Mayor Francioli

- Harold Colton Max from the Jewish Federation would be willing to have a discussion regarding access.

Board and Mr. Inglessino

- Lengthy discussion regarding a meeting with the land owner of the JCC

Mr. Inglessino

- Please bring the JCC to the table sooner rather than later.

Mr. Keller

- Discussed the other properties that they would need to get access to from Apollo.

Mayor Francioli

- If we need to go after a few yards of ground through condemnation if they need to for access to this site they will.

Mr. Keller

- Discussed the limited area between the pond and the railroad and the wetland area.

Mr. Maceiara

- Township Engineer
- Questioned the backup vehicle at Jefferson and Eden Lane and the length of the Que.
- How many trucks would have to que on Jefferson Rd before they were queued on the tracks and what can be done so trucks don't que on the tracks?
- Depending on the type of truck looking at two full sized tractor trailers and they would be at the railroad tracks.
- Questioned if the railroad or DOT would need to make comments regarding the access and the proximity to what the railroad. Wants Mr. Keller to confirm.

Opened to the public

Jim Neidhardt- Resident at 3414 Appleton Way Whippany

- Questioned, what the hardship is that they would keep the Eden lane driveway.
- Could the Jefferson Rd option be changed from a 90 degree angle to a 45 degree angle?

Mr. Sullivan

- Stated this was testified to and answered.

Mr. Neidhardt

- Questioned the current Parsippany Rd access

Mr. Inglessino

- Objected- This has been asked and answered several times.

Mr. Sullivan

- Clarified that the access from Apollo Drive is being explored.

Mr. Keller

- The access on Eden Lane would not be designed to allow for truck traffic access to and from Eden Lane if the access on Jefferson is approved.

Closed to public

5 minute break

Michael Schweitzer

- Ecol Sciences Inc.
- Sworn in by board attorney.
- Reviewed educational and professional background.
- Accepted by board
- Described what an LSRP is and how they came to be.
- Licensed by the state through certain credentials.
- LSRP's report to the DEP.
- Involved with this site since 2003-2004
- Gave overview of environmental condition of the site.
- This facility used to recycle paper and operated from the 1930's through 1987.
- ISRA set forth ridged guidelines.
- In 1987 the ISRA triggered the DEP conducting direct oversight of the property by 1999 the NJDEP had approved the majority of the remediation of the site.
- A cap was placed on the industrial portion of the site and a deed notice.
- There is some residual low level and immobile is allowed to stay on site with a cap.
- Because of the deed notices the only use prohibited would be single family residential use.
- Sites like this are ideal for mulit-family and flex warehouse uses.
- The containments on this site are PAH and they are very immobile.
- There are metals and in very isolated areas there are PCB's

Opened to public

Anthony- Resident at 3404 Appleton Way Whippany

- Questioned where the capped sites are.

Mr. Schweitzer

- Referred to A-2 River Park Site rendering aerial with flex office space and site improvements superimposed
- Described on exhibit A-2 where the capped sites are.
- Approximately 200 feet to the Oakridge site.

Mr. Sullivan

- The issue of contamination is before the DEP and not the board.

Deloris Bochian

- How are the containments contained during construction?

Mr. Schweitzer

- Environmental health and safety officer oversees the site.
- Described how the remediation action takes place.
- This site will get a new or additional cap when the improvements are built on this site.

Mary Senkier- Resident at 3508 Boxwood Whippany

- Why is it ok to have apartments rather than single family homes?

Mr. Schweitzer

- Issue with single family homes is that they want the freedom to dig a fence post, dig a garden or put a pool in and can't because of the ecap.

Closed to public

Mr. Maceira

- Questioned Riverwalk and what it would have to be

Mr. Schweitzer

- There would need to be a paved path or clean material to create a natural path.
- The alternate roadway to Jefferson does not pose any environmental problems and additional road would provide additional capping.

Mr. Inglession

- Carried the case without further notice to August 16, 2016

Motion to carry to August 16, 2016 without further notice, moved by Mayor Francioli and seconded by member Byrne.

All present members were in favor.

III. ADJOURNMENT

Meeting Adjourned at 9:45 P.M.

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