

**Minutes of the Planning Board of the
Township Of Hanover
OCTOBER 18, 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: Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Mihalko and Chairman Pinadella

Absent was Member: Byrne and Nardone

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

Board Attorney, Michael Sullivan discussed the procedural requirements under the Open Public Meetings Act in order for the board to go into closed session.

Mr. Sullivan stated the board should not go into closed session when the attorney is not present.

Mr. Ferramosca discussed the concept for the Silverman Group that was brought to the Township Committee. Attorney for applicant let the Township Business Administrator, Joseph A. Giorgio know that a lawsuit maybe forth coming.

Discussed the service station ordinance that was tabled and will be discussed at the next Township Committee meeting.

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

The Board Secretary, Kimberly Bongiorno, called the roll.

In attendance were Members: Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Mihalko and Chairman Pinadella

Absent was Member: Byrne and Nardone

I. RESOLUTIONS

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|--------------------|--|
| 1) CASE NO. | 16-8-11 |
| APPLICANT | FIRST HOLINESS CHURCH OF THE APOSTOLIC FAITH, INC. |
| OWNER | DEAN AND KEITHA McADOO |

LOCATION: 7 SADDLE ROAD
CEDAR KNOLLS
BLOCK: 701 **LOT:** 20 **ZONE:** I

Applicant sought preliminary and final site plan approval with variances in order to permit the renovation of the existing building and related site improvements including an expansion of the parking area. Applicant sought relief from sections 166-153(K)166-141(J) as well as any and all other variances that may have been required. **Application approved September 27, 2016**

Motion to adopt the above resolution with minor changes, moved by Mayor Francioli and seconded by Member Ferramosca.

Members Deehan, Critchley, Dobson, De Nigris, Ferramosca, Francioli and Chairman Pinadella were all in favor to adopt the above resolution with minor changes.

II. MINUTES – September 27, 2016

Motion to approve the minutes with minor amendments, moved by Member Ferramosca and seconded by Vice Chairman De Nigris. All present were all in favor.

III. PUBLIC HEARINGS

1) **CASE NO.** 16-2-2
APPLICANT/ OWNER TFJ 60 SOUTH JEFFERSON ROAD ASSOCIATES LLC
LOCATION: 60 SOUTH JEFFERSON ROAD
CEDAR KNOLLS
BLOCK: 2602 **LOT:** 7 & 8 **ZONE:** I

Applicant is seeking Preliminary and Final Site Plan approval for a new externally illuminated free standing directory sign. Applicant is seeking relief from Sections 166-147 C(3)(4)(5)(6)(8) as well as any and all other variances that may be required.

Board Action Date – January 9, 2017

Corey Klein – Attorney for Applicant

Irwin H. Kizel- Architect and Planner for the Applicant

- Sworn in by Board Attorney
- Removal of building ID sign indicating who they are from on South Jefferson Road
- A-1 colored sheet C-300 sheet of 2 of 2
- Retro fitness would like a sign indicating who they are from South Jefferson Road

- Other tenants would like some ID signage, but not as much as Retro Fitness.
- Retro Fitness thrives on the public visiting their site and it is important to them to have identification on South Jefferson Road.
- Brush aluminum sign with blue letters with predominant tenant is Retro Fitness and the other tenants are smaller.
- Reviewed the size of the lettering on the sign and the need for a variance.
- There is lettering on all four sides of the sign.
- Referred to the Township Planners report dated October 17, 2016
- The sign will be 49 sq. ft., height variance is proposed is 8'6"
- Feels the sign is contemporary and attractive.
- All tenant sign lettering complies except for Retro Fitness.
- Gave reasons for having the directory sign placed at the location and reasons for requesting the setback variance.
- We are seeking "C" variance relief.

Chairman Pinadella

- Feels that the sign is becoming a marketing tool for Retro Fitness.
- Not opposed to a directory sign, but would leave monument sign where it is. Have it go to the right of the driveway and put in the directory sign.
- Proposes to leave the monument sign and put in directory sign 5 feet in front of turn.
- Make the internal sign on the site internal.

Mr. Kizel

- Proposing the sign to be perpendicular.
- Several units are condo and several are leased and there is a property management company.

Mr. Ferramosca

- The lettering on the sign for the other tenants are 3" and cannot be seen.
- What is the objective of this sign?
- Job of the board is to promote public safety.
- The sixty should be visible from the road and once on site then a directory sign would work to.

Mr. Kizel

- Asked to carry case until they can speak with the landlord.

Opened to public

Seeing and hearing none

Closed to Public

The Planning Board's direction to applicant is two signs, street sign and directory sign.

Opened to public for comments

Janis- Resident of 304 Whippany Road

- Drove right passed the site and didn't know the gym was in the complex.

Closed to Public

Motion to carry case to December 20, 2016 with no further proof of notice required unless new plan creates variances. Moved by Vice Chairman De Nigris and seconded by Member Ferramosca.

Members Deehan, Critchley, Dobson, Mihalko, De Nigris, Ferramosca, Francioli and Chairman Pinadella were all in favor.

- 2) **CASE NO.** 16-6-6
 APPLICANT/OWNER ZERIS BROTHERS INCORPORATED
 LOCATION: 302 WHIPPANY ROAD
 WHIPPANY
 BLOCK: 4601 **LOT:** 32 **ZONE:** R-15

Applicant is seeking a minor subdivision and "C" variance relief to permit the new construction of two single family dwellings, one dwelling per lot.

Board Action Date – January 17, 2017

Rosemary Stone-Dougherty- Attorney for Applicant

Anthony Marucci – Engineer, Surveyor and Planner for the Applicant

- Gave overview of background educational and professional.
- Accepted by Board
- Reviewed the site at 302 Whippany Road
- Gave overview of existing conditions.
- Overview of the proposed subdivision
- Remove all existing structures and parking lot.
- Gave sizes of proposed lots.
- Would be in the R-15 zone and oversized for the zone, however frontages are not 100ft required. Lots are long and narrow.
- Reviewed the Township Planners report dated October 13, 2016.
- Feels it meets both C1 for the lot width and the C2 criteria with removing the non-conforming uses in which the benefits outweigh the detriments.
- Commented on the overhead powerlines.

Gerardo Maceira – Township Engineer

- Sworn in by Board Attorney
- Feels that it is beneficial to keep the utilities above ground and serviced from overhead.

Mr. Sullivan and Ms. Dougherty reviewed the Planner's report and the engineers report. The applicant will comply with the reports.

Mr. Ferramosca

- Made sure the existing rear garage will go away.

Mr. Marucci

- The homes will be conforming and will not require any other variances.

Ms. Dougherty

- Not creating undersized lots, showing building lots that are in full compliance and the homes will be built in compliance with the zoning ordinance.

Mr. Ferramosca

- Questioned the size of the future homes and the width of the new homes.

Mr. Sullivan

- Applicant has testified they will meet all of the bulk requirements; they are built in restrictions on the width of the home with this lot.

Mr. Ferramosca

- Wants buffering between the neighbors and the newly proposed homes.

Chairman

- Wants to ask applicant if they will not exceed 3,500 sq ft. homes as condition and meet all of the bulk requirements.
- Board wants to control that this will not be a mc-mansion by building back on the property. Wants to put a size limit on the homes.

Ms. Dougherty asked for 10 minute recess

Mr. Marucci

- Referred to section 166-113.1 Building coverage. Ordinance allows for homes at approximately 3,500 sq. ft. not including basement but would include a garage.

Mr. Sullivan

- Condition would be homes that would meet all of the bulk requirements
- Front yard setback would be consistent with the two adjacent residences.

Opened to Public

Gerry Frazoli – 296? Whippany Road

- Questioned tree removal on property and fumigating the restaurant before being torn down.

Mr. Maceira

- Gave overview of tree requirement

Janis- 304 Whippany Road

- Sworn in by Board Attorney
- Lives to the left of the restaurant- lot 33
- Concerned with the houses being developed.

Chairman

- Board has put a limitation on the size of the home to prevent the mcmanion being built.
- 3,500 sq. ft house without garage with a garage 4,200 sq.foot max.

Closed to Public

Mr. Sullivan summarized the conditions.

Motion to approve with conditions and subdivision approved, moved by Mayor Francioli and seconded Vice Chairman De Nigris.

Members Deehan, Critchley, Dobson, Mihalko, De Nigris, Ferramosca, Francioli and Chairman Pinadella were all in favor.

IV. OTHER BUSINESS

No other business to report.

V. ADJOURNMENT

Meeting Adjourned at 9:13PM.

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