

**Minutes of the Planning Board of the  
Township Of Hanover  
January 10, 2012**

Chairman J William Byrne called the Meeting to order at 7:30 PM and The Open Public Meetings Act statement was read into the record:

Acting Board Secretary, Gerardo Maceira, Township Engineer took the Roll Call.

In attendance were Members: Byrne, Deehan, DeNigris, Ferramosca, Francioli, Nardone, Pinadella, and Williams

Absent was Member: Steiger

Also present were Board Attorney, Michael Sullivan and Township Planner, Blais Brancheau

Chair announces passing of Alex DeCroce - Moment of silence

**Cases Presented**

**I. APPOINTMENTS/RE-APPOINTMENTS**

Robert Nardone Class IV Member Four (4) Year Term Ending 12/31/15  
Eugene Pinadella Class IV Member Four (4) Year Term Ending 12/31/15  
Robert Deehan Class IV Alt. 1 Member Two (2) Year Term Ending 12/31/13

**II. REORGANIZATION**

1. ELECTION OF CHAIRPERSON -

Motion to elect Member Byrne  
Moved by Member Pinadella, Seconded by Member DeNigris  
Members Voting "AYE" Byrne, DeNigris, Nardone, Pinadella, Deehan, Williams,  
Ferramosca, and Francioli  
Member Voting "NO" None

2. ELECTION OF VICE CHAIRPERSON

Motion to elect Member Nardone  
Moved by Member Pinadella, Seconded by Member DeNigris  
Members Voting "AYE" Byrne, DeNigris, Nardone, Pinadella, Deehan, Williams,  
Ferramosca, and Francioli  
Members Voting "NO" None

3. RESOLUTIONS

- a. Designation of Official Newspaper, Daily Record
- b. Designation of Board Attorney, Michael Sullivan
- c. Appointment of Board Secretary, Kimberly A. Bongiorno
- d. Adoption of Schedule of Meeting Dates for the Year 2012
- e. NJ Federation of Planning Officials Membership

Motion to approve

Moved by Member Pinadella, Seconded by Member Nardone

Members Voting "AYE" Byrne, DeNigris, Nardone, Pinadella, Deehan, Williams, Ferramosca, and Francioli

Members Voting "NO" None

III. REGULAR MEETING OF THE PLANNING BOARD CALLED TO ORDER

A) RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 11-9-12  
**APPLICANT** Joseph Iossa  
**OWNER** Joseph Iossa  
**LOCATION:** 12 Parker Avenue  
**BLOCK:** 1407 **LOTS:** 5 **ZONE:** R-15

Applicant proposed to subdivide the subject property into two lots for residential use. Applicant also sought C" Variances. Application approved December 20, 2011

Moved by Member Pinadella, Seconded by member Nardone

Members Voting "AYE" DeNigris, Nardone, Pinadella, and Williams

Members Voting "NO" None

B) NEW BUSINESS

- 1) **CASE NO.** 11-12-13  
**APPLICANT** 67 WHIPPANY ROAD INVESTORS LLC  
**OWNER** MULTIPLE LOTS WITH MULTIPLE OWNERS  
**LOCATION:** 49, 53, 57, 67 & 85 WHIPPANY ROAD  
**BLOCK:** 5801 **LOTS:** 1, 1.01, 2, 3 & 5  
**ZONE** OB-RL3, B-P2, I-5

Applicant is seeking preliminary and final site plan, minor subdivision and variance approval for the development of a New Corporate Office Complex.

***Board Action Date – COMPLETENESS NOT DETERMINED AT THIS TIME***

**APPLICATION CARRIED BY LETTER TO JANUARY 24, 2012**

Motion to carry application:

Moved by Member DeNigris, Seconded by Member Nardone

Members Voting "AYE" Byrne, DeNigris, Nardone, Pinadella, Deehan Williams and Francioli

Member Ferramosca abstained

Members Voting "NO" None

- 2)     **CASE NO.**                             11-7-4  
       **APPLICANT/OWNER**            HANOVER AND HORSEHILL  
  DEVELOPMENT, LLC  
       **LOCATION:**                        CORNER OF HANOVER AVE.  
  & HORSEHILL RD. CEDAR KNOLLS  
       **BLOCK:** 701                     **LOTS:** 1, 2 & 3         **ZONE:** IB-3

Applicant is seeking preliminary and final site plan and variance approval for the development of a mixed retail shopping center including a supermarket, retail building and a pad site with associated driveways, parking areas, storm-water management facilities, signage, fencing and landscaping. Case partially heard and carried from September 27, October 25, and November 15 and 22, 2011.

**Board Action Date – JANUARY 10, 2012**

John Wychiskala – Attorney for the applicant – Gave Application background history

- Latest revisions as a result of meeting with AT&T regarding discharge from detention basin
- Other revisions per cover letter
- Preliminary and Final for Shop Rite
- Preliminary only for pads bank and retail

Dave Wisotsky – Professional Engineer – Plan revisions – outlined changes Exhibit A-20 – Colored site plan - including

- Moved detention basin discharge – location of discharge outlet onto AT&T site – Groundwater recharge
- Verbal agreement with AT& T – intend to finalize

Board - Questions agreement with AT& T - Will provide copy of agreement

Nancy Lottinville – SCO letter / comments copy – will provide – she wants now- they do not have – she says she must have in order to cross examine

Michael Sullivan – Board Attorney says not needed

- Same basin capacity – Yes
- Revise grading – Yes – Specifically
- Many grades
- Discharge rates – less than before
- 100 year storm – Higher rate – meets requirements
- Location

- Maintenance access location – Moved
- Discharge pipe – 18 inch – flatter slope
- Grading AT&T site
- Change from sheet flow to point discharge - Yes

Robert Michaels – Planner - The latest revision to the plans do not alter prior conclusions and testimony

Nancy Lottinville - Height of light fixtures

- Uniformity ratios

John Wychiskala – Will comply with 15’ height for wall fixtures

Board – Why not more fixtures at conforming height

2006 Master Plan Re-exam Report

- Page 16 – key issues – concentration of commercial uses – avoidance of highway strip pattern

Robert Michaels – Says not highway strip development

- Big Box Store
- Page 18 – IB-3 goal : Preserve and enhance existing industrial office use

Freestanding signs

- Factual recitations regarding variance relief
- Corner lot unique condition –Given two points of access
- Speed limits 35 mph – Horsehill 40 mph – Hanover Avenue
- Impact of traffic lights on speeds
- C(1) hardships (Setbacks developers choice)
- State law regarding pharmacy signs
- Unless prohibited by local ordinance
- Compatibility with Hanover Avenue development pattern

Member Ferramosca – How many stores in area – adjacent towns

- 25,000- 45,000 Square feet
- 750,000 square feet
- Nearest ShopRite - Nearest Stop & Shop - Average travel time from nearest Shop Rite Stop & Shop

Extension granted through February

**Case Carried to January 17, 2012**

Meeting Adjourned at 10:30 P.M.

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