

Mr. Steve Santola - At this point the remediation has cost approximately \$450,000.00

- Is requesting the that the one year extension be granted rather than the six month extension and gave reasons why

Second request for extension for protection from zoning changes December 9, 2012 granted one year

Moved by Member Francioli, Seconded by Member Pinadella

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

Members Voting "NO" Member Steiger

II. NEW BUSINESS

- 1) **CASE NO.** 11-8-9
APPLICANT Rocco & Donna Ignozza & Marty Keagan
OWNER Rocco Ignozza
LOCATION: 22 Handzel Road
BLOCK: 8201 **LOT:** 8 **ZONE:** R-40

Applicant is proposing to subdivide the subject property into two lots for residential use and construction of two new houses on the subdivided lots.

Applicant is also seeking "C" Variances.

Board Action Date – January 18, 2012

Letter from attorney dated January 17, 2012 read into record by secretary carried to February 21, 2012

Motion to carry until February 21, 2012

Moved by Member Nardone, Seconded by Member Steiger

Voice Vote All in Favor

III. OLD BUSINESS

- 1) **CASE NO.** 11-7-4
APPLICANT/OWNER Hanover and Horsehill Development, LLC
LOCATION: Corner of Hanover Avenue & Horsehill Road 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, November 15 & 20, 2011 and January 10, 2012. **Board Action Date – FEBRUARY 29, 2012**

John Wychiskala - Attorney for applicant

- Bill Sumas - Vice Chairman of Village Supermarkets - sworn by board attorney
- Provided board of brief overview of Village Supermarkets and their history
 - Addressed some of Member Ferramosca questions from the January 10, 2012 hearing
 - Locations of nearest Shop Rite and Stop and Shops as well as other supermarkets in the area
 - Identified supermarkets in the surrounding regions and their sizes
 - Addressed the SKU's of surrounding Supermarkets
 - Discussed the intergraded alcohol concept and the states that have them including the stores in New Jersey
 - Addressed the security and safeguards that will be put into place to prevent illegal purchasing of alcohol
 - Discussed the Store security, onsite and cameras, uniformed security, cameras and monitoring, security training, acquiring of liquor license,

Member Nardone - questioned store hours

Bill Sumas - Vice Chairman of Village Supermarkets - 7am to 11pm - will be regular store hours - They will follow Alcohol Beverage Control regulations regarding the hours and sales of Liquor

Member Steiger - Questioned shopping carts

Bill Sumas - Vice Chairman of Village Supermarkets - This is an operations question and not under his purview - they have taken under advertisement for the coined shopping carts

- They are not sure at this time what they will do with the Morris Plains Shop Rite; they will see how it all plays out.

Nancy Lottinville - attorney for Objector - Questioned the security and training

- Questioned if there will be security guards in the parking lot

Bill Sumas - Vice Chairman of Village Supermarkets - Has not been determined at this time

Nancy Lottinville - Questioned the hours of operation

Vic Laracca - Questioned Mr. Sumas

Nancy Lottinville - Began her case for the opposition

Nejm Jundi - Sworn by Board attorney. Licensed Professional Engineer, gave overview of his licenses and education

Exhibit O-6 - Engineers Resume

Board - Accepted as professional Engineer

Nejm Jundi - Gave overview of what Geo-technical Engineering is

- Described what a geo-technical report is
- Will be discussing stormwater

Exhibit O-7 -Pages marked from Stormwater Report dated through December 2011

Exhibit O-8 - Test Location plan

Exhibit O-9 - Appendix A to Whitestone Report

- Addressed issues with some of the test pits on the site
- Test pit Spp1 was not dug deep enough
- Testified that the Type of testing that was performed at the PQ was not appropriate for this site and gave his opinion for the type of testing that would have been appropriate
- Based on information provided to the Board there will need to be further testing for the stormwater basin design

John Wychiskala - Attorney for applicant - Cross examined Mr. Jundi regarding his testimony

Exhibit O-10 - NJ Stormwater Manual

Nejm Jundi - Stated he reviewed Sheet 1 Preliminary and Final land development plans proposed drainage area maps

Exhibit O-11 -Hand Drawing showing basin elevation and testing points

Daphne Galvin - Licensed professional Engineer - sworn by board attorney - gave overview of educational and professional background

Exhibit O-12 - Daphne Galvin – Resume

- Described the documents that she reviewed the site plans prepared by Bohler revised through Dec 13, 2011, and the other reports that supplemented those site plans
- discussed issues that she saw with the testing on the site, discussed drainage direction on the site
- Described the rear drainage basin design. Described the inconsistencies and the alternatives in the best Management Practices Manual
- Described the partial analysis of the information provided by Bohler that she performed.
- Reviewed the numbers for a 100 year event
- Discussed the Off-site stability
- Referred to exhibit A-20 to show where the discharge will be

Exhibit O-13 - Standard for off-site stability part of standards for soil erosion for New Jersey

- read a portion of the definition for off-site stability

Daphne Galvin - Addressed issues that they have with the submitted site plans discussed possible variance needed for island

- Barrier free access

- Truck movement plans
- Access driveways and circulation issues

John Wychiskala - Attorney for applicant - Asked for the numbers that were referred to be provided to the applicant's attorney.

- Crossed examined the witness regarding her testimony

Case carried to February 21, 2011

Meeting Adjourned at 10:27 P.M.

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