

**Minutes of the Planning Board of the  
Township Of Hanover  
November 20, 2012**

Chairman Nardone called the Work Session to order at 7:04 PM 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, DeNigris, Ferramosca, Francioli, Iannaccone, Nardone, Pinadella, Steiger and Williams

Absent was Member: Byrne

Also present were Board Attorney, Michael Sullivan and Township Engineer, Gerardo Maceira, PE.

Member Nardone - Reviewed the agenda for the evening

Member Nardone - Still waiting on status for Route 10 corridor reports from many of the Board Members

Michael Sullivan – Board Attorney – Attorney appointed by JIF will provide representation for damage claims in reference to Stop and Shop Litigation

- Explained appeal of County Planning Board decision regarding Stop & Shop and their appeal to the Freeholders

November 27, 2012 Meeting cancelled

Gerardo Maceira – Township Engineer – reviewed 27-2012 amending IB-3 ordinance written by Township Planner - Blais Brancheau

- Discussed item 4 architectural design
- Addressed the convenience store and fuel pumps

Member Ferramosca – in relationship to convenience store wants a section regarding having surveillance on the property required

Michael Sullivan - Board Attorney – explained that surveillance is typically not found in a zoning ordinance

Addressed petitions presented to the Planning Board.

Petitions are not admissible because they cannot be crossed examined

Chairman called the Public Meeting to order at 7:38 PM and The Open Public Meetings Act statement was read into the record:

## Cases Presented

### I. MINUTES FOR APPROVAL - OCTOBER 23, 2012

Motion to approve the minutes as written  
Moved by Member De Nigris, Seconded by Member Critchley  
Voice vote all present in favor

### II. PUBLIC HEARINGS

- 1) **CASE NO.** 12-9-8  
**APPLICANT** Consolidated Bearing Company  
**OWNER** Tara Investors, LLC  
**LOCATION:** 10 Wing Drive Cedar Knolls  
**BLOCK:** 1101 **LOTS:** 6 **ZONE:** IP

Applicant is seeking to construct a backup generator system in the rear area of the property. The installation will be fully compliant with all Township Zoning and State noise control regulations.

**Board Action Date – November 23, 2012**

Lawrence A. Calli – Porzio Bromberg & Newman - Attorney for applicant - Modest backup generator system proposed

- 60kw system for 200 amp service
- Addressed screening to help noise attenuation
- For a visual aspect along neighbor's property
- Colored vinyl fence

Gerardo Maceira – Township Engineer - Sworn by board attorney

Craig Wickenheisser - Esposito's Electric - Denville New Jersey - described the proposed generator

- So that client can continue their internet sales during a power outage
- Exhibit A-1 - Plan submitted to board but with cut and paste of Blais Brancheau's – Township Planner - photo
- Described using the exhibit where the unit would be placed
  - Goal is to comply with all noise controls

Lawrence A. Calli – Porzio Bromberg & Newman - Attorney for applicant - Agrees to as built and noise test after construction

Craig Wickenheisser – Esposito's Electric – Denville New Jersey - Showed where the shielding fence would be placed around the unit



- Size of tank is 850 gallons need relief because ordinance only allows up to 500 galls

Gerardo Maceira – Township Engineer - Sworn by board attorney

Bruce Rockwell - Sworn by board attorney - Gave overview of credentials

Exhibit A-1 - View of property rear of the building

Exhibit A-2 - Site plan of property - existing survey

Exhibit A-3 - Photoshop rendering showing rendering of generator

- Described property location and characteristics of the property
- 350kw generator intended to provide 400 amps in 3 phase facility
- Diesel powered
- Described spill protection - double walled fuel tank UL Listed
- When the tank is filled the applicant will use a qualified fuel service provider and maintenance person to maintain the generator
- The generator will comply with state and local noise ordinances
- Discussed the variance of the larger tank - described why proposed the larger tank - will provide 24 hours of run time

Board - Requested if Natural Gas could be used rather than diesel

Bruce Rockwell - Described why diesel fuel was being used

- There are onsite fuel storage requirements
- Natural gas is an interruptible source
- On site storage is required
- This is an optional standby generator - and the reliability requirement calls for on-site storage of diesel
- The diesel provides a higher standard of protection
- Full load for 850 gallons of diesel run time is approximately 24 hours

Member Francioli - Questioned the arborists report

Brian Burns – Burns & Schaffer – Attorney for the applicant - Will comply with the arborists request for 3 trees to be removed and 3 trees replaced elsewhere on property

- Removable bollards will be installed in order to protect unit
- Reviewed the Township Engineer and Planners report
- Agreeable to as-built testing
- Did not propose screen because it is a self-contained clean looking unit
- Addressed Hanover Sewer Authority - Michael Wynn's report - has tried to call and e-mail Mr. Wynn several times and the call and e-mails have not been returned
- The issues in Hanover Sewer Authority - Michael Wynn's report do not apply to this application

Michael Sullivan – Board Attorney –Reviewed the Hanover Sewerage Authority Report.

Gave the scenarios that the board consider in approving the application as well as addressing Mr. Wynn's issues

Member Nardone - Recommended that applicant make best effort to work with building owner with respect to items 1 & 4 in the Hanover Sewerage Authority report, but will not require Mr. Wynn's suggestions as conditions of approval.

Opened to public

Closed to public

Michael Sullivan – Board Attorney - Reviewed conditions

Motion to approve with conditions

Moved by Member Iannaccone, Seconded by Member Steiger

Members Voting "AYE" DeNigris, Pinadella, Steiger, Critchley, Iannaccone, Deehan, Ferramosca, Francioli, and Nardone

### **III. OTHER BUSINESS**

Draft Amendment to Land Use Plan Element – Review of a draft amendment to the land use plan element of the Township master plan that would incorporate the existing I-B3 and AH-1 zones along Hanover Avenue and Horsehill Road which would incorporate proposed changes in the I-B3 zone regulations. Potential scheduling of public hearing on master plan amendment is scheduled for December 11, 2012.

Meeting Adjourned at 8:19 P.M.

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