

**Minutes of the Planning Board of the
Township Of Hanover
February 21, 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:

Board Secretary, Kimberly Bongiorno took the Roll Call.

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

Absent was Member: Iannaccone

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

Cases Presented

I. MINUTES FOR APPROVAL - 12/13/11, 12/20/11, 1/10/12, 1/17/12, 1/24/12

Moved by Member Steiger, Seconded by Member DeNigris
Voice Vote All present in favor

II. NEW BUSINESS

- 1) **CASE NO.** 11-9-11
APPLICANT SUN EDISON LLC
OWNER AT&T CORP.
LOCATION: 80 HORSEHILL ROAD
BLOCK: 701 **LOTS:** 4 **ZONE:** I-B3

Applicant is proposing a solar field and related improvements such as fencing and landscaping.
Application is variance free. *Board Action Date –FEBRUARY 21, 2012*

Michael Lavigne - Attorney with Day Pitney - Representing applicant

- Gave overview of application and also stated they do not have any issues with the professional reports of the Township Planner and Engineer

William Rogove - Regional Operations Manager for Sun Edison - sworn by board attorney

- 20 year rental agreement with the property owner
- Sun Edison has a 24/7 maintenance department - signs on equipment with contact numbers in case of emergency that they can be reached
- End of 20 years either the host AT&T will purchase panels or it will be taken down and disposed of properly
- Will not 100% power the AT&T site due to weather and other environmental issues
- Install total of 8 feet - will plant landscaping buffers - 47 new trees proposed will be deer resistant and will not grow to shade solar panels
- Described the size and design of the solar panels, only excavation will be for foundation for inverter
- 2 vehicle gates will be installed
- No residual power - described safety signage that will be posted on the site

Member Steiger - Would like crushed stone rather than grass under panels so that it is neat and well maintained

William Rogove - Regional Operations Manager for Sun Edison - Concerned with putting gravel down you need to start re-grading - and the drainage and grading works as it is now

Gerardo Maceira – Township Engineer - sworn by board attorney - answered questions about grading from Shop Rite property as it pertains to the AT&T site

Opened to public

Gary Keiser - 16 Lynn Terrace - Questioned kilowatts from the solar panels

William Rogove - Regional Operations Manager for Sun Edison - 405 DC kilowatts - panels 1,474 pounds - inverters will be inside of the building
- Described the structure that will house the inverters

Michael Sullivan – Board Attorney - Summarized motion and subject to

Opened to public

Closed to public

Motion to approve with conditions

Moved by Member Pinadella, Seconded by Member Nardone

Members Voting “AYE” DeNigris, Pinadella, Steiger, Deehan, Williams, Nardone, Ferramosca, Francioli, and Byrne

Member Voting “NO” None

- 2) **CASE NO.** 11-8-9
APPLICANT Rocco & Donna Ignozza & Marty Keagan
OWNER Rocco Ignozza
LOCATION: 22 Handzel Road
BLOCK: 8201 **LOTS:** 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 – FEBRUARY 22, 2012

Carmine Campanile - Attorney for applicant - Gave overview of the minor sub-division and variances

Anthony Facchino – Omlamd Engineering - Engineer for the applicant - sworn by board attorney
- Described the existing conditions

Exhibit A-1 - Sheet 2 of 2 colored rendering with blue showing existing conditions and orange showing proposed

- Described existing utilities to the site
- Single family home current
- Proposing to subdivide and create 2 single family lots with variances
- Both lots will front on Hanzel
- Described the variances that will be required
- Dwellings are conceptual at this point

- Reviewed the engineers report
- Asked for design waiver for providing underground utilities
- Can comply with all of the conditions in the Township Engineers report
- Reviewed tree removal and HSA requirements

Member Steiger - Requested clarification of dry wells

Anthony Facchino – Omland Engineering – Engineer for the applicant - Described what drywells are and how they work

Member Ferramosca - Questioned the height of the proposed building

Anthony Facchino – Omland Engineering – Engineer for the applicant - Said they will comply with ordinance

Michael Sullivan – Board Attorney - Discussed underground utilities with Mr. Maceira

Anthony Facchino – Omland Engineering – Engineer for the applicant - Discussed the size and setbacks of the homes

Opened and closed to public

William Hamilton – Omland Engineering - Planner for the applicant - sworn by board attorney
Exhibit A-2 - Aerial photo of site and surrounding area

- Gave overview of the history of the neighborhood
- Discussed the requested variances
- Majority fall under the C2 criteria, there is one C1 variance
- Described the requested relief, discussed average lot size and width in the neighborhood and the lot size requested for this subdivision

Gerardo Maceira – Township Engineer - Maximum building FAR is 4, 200 square feet

Opened to the public closed to public

Rocco Ignozza - Owner of site - sworn by board attorney - Wants to keep homes being built in the character of the neighborhood and will not build the TajMahal

Opened and closed to public

Carmine Campanile - Attorney for applicant - Gave a summation of the application

Member Pinadella - Suggested looking at a zone change for this area

Opened to public for comments closed to public

Member Nardone - Questioned being able to limit the size of the house

Michael Sullivan – Board Attorney - Explained how the standards for lot size affect the size of the homes

Carmine Campanile - Attorney for applicant - Applicant will not build a home greater than 3,200 square feet

Michael Sullivan – Board Attorney - Summarized conditions

Motion to approve with conditions

Moved by Member Nardone, Seconded by Member DeNigris

Members Voting “AYE” DeNigris, Pinadella, Steiger, Deehan, Williams, Nardone, Ferramosca, Francioli, and Byrne

Member Voting “NO” None

3)

CASE NO.

11-7-4

APPLICANT/OWNER

Hanover & Horsehill Development LLC

LOCATION:

Corner of Hanover Ave. & 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 & 17, 2012. *Board Action Date – FEBRUARY 29, 2012*

John Wychiskala - Attorney for applicant

Nancy Lottinville - Attorney for objector - Stop and Shop

John Pavlovich - Traffic Engineer - gave overview of licensing, education and professional background accepted by board

- Gave overview of documents he reviewed to prepare his testimony
- Met with members of Morris County to discuss improvements along the Hanover Avenue corridor study in this area route 202/Speedwell to Ridgedale
- Gave board summary of areas that he has issues with Mr. Keller’s report, site traffic generation, non-site generation, site access and on site issues vehicle pedestrian conflicts
- Described concerns with site traffic generations - feels amount of traffic on this site has been grossly underestimated, described reasons for concerns
- Described pass by trips, shopping center trip generation is significantly less than trip generation for a Supermarket
- Gave example of regional center in the area used Livingston and Willowbrook mall as examples

Member Ferramosca - Questioned Mr. Pavlovich regarding different traffic generation for different types of roads, locations, type of stores

John Pavlovich – Traffic Engineer - biggest concern is land use category that Omland used to analyze this site

Exhibit O-14 trip Generation comparison

Gerardo Maceira – Township Engineer - was comfortable with them using Shopping Center due to the other uses on the site- felt it was representative of a shopping center

John Pavlovich – Traffic Engineer - reviewed exhibit O-14 and trip generation

board and discussed the exhibit and the information contained in the exhibit for trip generation summarized objector 14 objectors purpose was to point out the type of analysis that Omland did or didn't do

Member Steiger - Concerned that Mr. Pavlovich stated that the county is concerned with the traffic from this site - there is not a report from the county to confirm this

John Wychiskala – Attorney for the applicant - At this time it is hearsay

Michael Sullivan – Board Attorney - the last report from county is from September - we can anticipate a new one in the future

John Pavlovich – Traffic Engineer - discussed bank trip generation
Addressed future non site traffic generation
Exhibit O-15 - East Hanover Corridor Study, Morris County NJ Technical Meeting #2
Alternative Analysis results January 2012
Discussed the date contained in the

Break

John Pavlovich – Traffic Engineer
Exhibit O-16 11x17 copy of Omland Concept plan - site access issues

- Issues with stop bar, transitioning on West side of site
- Addressed two way left turn lane on Horsehill road
- Discussed issues with stop bar on Horsehill Road
- Addressed issues with Cross sectional area on Hanover avenue
- Addressed concerns at the West end of property how it transitions out for the right turn
- Concern with bus stops in the area

Exhibit O-17 - Bohler site plan sheet 04- parking areas colored plan - discussed the parking areas on the site and how they will be accessed

Member Byrne - brought up some of the issues that are taking place at the Stop and Shop site on the corner of Route 10 & 202 - and is concerned with they are doing exactly what they are criticizing Shop Rite of doing /requesting

Member Ferramosca - Discussed cross walks and navigation of the site by pedestrians

Gerardo Maceira - Discussed the corridor study and the timing of the study

Board and John Pavlovich - Discussed the parking on the site

Opened to the public

Gary Keiser - 16 Lynn Terrace - Wants to know why Stop and Shop is so concerned with this Shop Rite going here

John Wychiskala – Attorney for the applicant - Questioned the objectors witness regarding his testimony

Consent for the board to act through the end of April

Carried to February 28, 2012

Meeting Adjourned at 10:42 P.M.

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