

**Minutes of the Planning Board of the  
Township Of Hanover  
February 28, 2012**

Chairman William J. Byrne called the Meeting to order at 7:30PM 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, Ferramosca, Francioli, Nardone, Pinadella, Steiger, and Williams

Absent was Member: Iannaccone

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

**Cases Presented**

**I. RESOLUTION TO BE MEMORIALIZED**

- 1) **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 proposed to subdivide the subject property into two lots for residential use and construction of two new houses on the subdivided lots. Applicant also sought "C" Variances. Application approved February 21, 2012

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

- 2) **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 proposed a solar field and related improvements such as fencing and landscaping. Application is variance free. Approved February 21, 2012

Moved by Member Nardone, Seconded by Member Pinadella

Members Voting “AYE” DeNigris, Pinadella, Steiger, Deehan, Williams, Nardone,  
Ferramosca, Francioli, and Byrne  
Members Voting “NO” None

## II. MINUTES FOR APPROVAL - 2/14/12 & 2/21/12

Moved by Member Pinadella, Seconded by Member Steiger  
Voice vote all present in favor

## III. PUBLIC HEARINGS

- 1) **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, November 15 & 20, 2011 and January 10 & 17, February 21 2012. *Board Action Date – APRIL 30, 2012*

Nancy Lottinville - Attorney for objector Stop & Shop Company

Edward Kolling - Professional Planner for objector sworn by board attorney

Blais Brancheau Township Planner and Gerardo Maceira – Township Engineer sworn by board attorney

Edward Kolling – Professional Planner - Gave overview of education and professional background

Moved to be accepted by Member Ferramosca

Edward Kolling – Professional Planner -Advised board of the matters and materials he reviewed for his testimony this evening

- Reviewed site and surrounding area

- Described surrounding area land uses

Exhibit O-18 Morris Township Zoning Ordinance

Exhibit O-19 Morris Plains land development ordinance

Exhibit O-20 Hanover Zoning Map

- Described the various uses in the surrounding area

- Discussed the zoning between American road and ridgedale

- Addressed the rezoning and the inconsistencies with the Master Plan

- Discussed the retail uses in the area

- Discussed the width of Ridgedale Avenue

- Discussed the subject site and their proximity to the other retail uses in the area

Member Byrne - Clarified some of the smaller uses in the area, mom and pop stores in the area

Edward Kolling – Professional Planner - Again - addressed inconsistencies with the Master Plan - feels the proposed use is a sterile big box type development  
- Discussed the applicants signage is out of character with the master plan

Member Byrne - Questioned Mr. Kolling regarding the Stop and Shop in Morris Plains and if he knew how many signs were on the Morris Plains store - there are 72 signs on the Stop and Shop and the Shop Rite is proposing 9 - feels this is filibustering and not an objection

Edward Kolling – Professional Planner - Discussed the light poles and their height

Member Byrne - Asked if 72 signs if you are on route 10 is OK and 9 signs on a building that is not on a highway and is on Hanover Avenue is too many

Member Ferramosca - Discussed the speed limits on the roads surrounding the Stop and Shop in Morris Plains

Edward Kolling - Discussed the applicants proposed signage size and that it is considerably greater than what is permitted in the zone

Ms. Lottinville and Mr. Kolling - Had a lengthy question and answer regarding the signage on the proposed Shop Rite Site

- Addressed the positive and negative criteria

Edward Kolling – Professional Planner - This is a typical big box development and is not consistent with the IB-3 zone

- The height of the light poles
- Feels that the proposed project is a Highway type development and should not set the tone for this type of development in the area
- Feels that the detriments outweigh the positive
- Feels that there are residential areas that will be impacted by this development
- Does not feel that the proposed development is a shopping center –
- Gave overview of where the DS - Design Shopping Centers are located in Hanover - described what the DS zone calls out as a Shopping center
- Discussed using the overlay approach
- Opinion is this is not a shopping center it is a supermarket - feels calling this a shopping center is a misnomer
- Addressed 168 seat restaurant to be located inside the supermarket - feels due to the size is more than an accessory to the use - feels that this is a secondary use
- Gave reasons for opinion that the restaurant is a secondary use

Exhibit O-21 Hanover Township ordinance section 166-155

- Discussed parking regulations with and without restaurant portion of the application

- Has a concern as a Planner with the adequacy of the parking
- Discussed the site design of the application
- Discussed the pinch point at the Horsehill and Hanover driveways
- Gave planning comments of lighting within the parking field
- Feels exterior security and pedestrian safety falls short with the proposed design
- Feels the lower wattage but more frequent lighting would be better for safety on this site
- Summarized the positive and negative criteria for the variance
- Feels the hardships put forward are by the applicants own doing

Member Byrne - Discussed the definition of shopping center and questioned why the detachment disqualifies them as a shopping center

- Questioned what the issue is with phasing
- That many commercial sites are done in phases

Member Ferramosca - Questioned Mr. Kollings regarding RONA, also questioned how many adjoining towns have a modern supermarket in the area

Member Nardone - Discussed the differences between shopping center and supermarket use and asked why the multiple uses within a single building were not being considered the same as a multiple use shopping center

Board questioned Mr. Kollings on the differences between the designed shopping centers and the supermarket aspects

Member Francioli - Questioned the lighting and the difference between the 15 ft. and 30ft lighting fixture and the lighting distribution and the safety

Member Ferramosca - Questioned the percentage of people that would visit the supermarket and would visit the cafe.

Blais Brancheau – Township Planner - Questioned Mr. Kollins regarding his comments regarding the Master Plan, zoning, lighting, traffic, shopping center and supermarket, parking

Opened to the public

Reverend Tony McNaughton - Pastor Presbyterian Church Cedar Knolls, Grand Avenue resident - Will return at a later date to give comments

John Wychiskala – Attorney for the applicant -Will be making revisions to the site plans and gave an overview of what the revisions will be - plans should be submitted by Friday and new storm water management plan will be submitted by next week - they will address the drainage issue and they know it will work

Member Pinadella - Wants the pinched driveway rectified

**Case carried by motion to March 20, 2012**

Moved by member Ferramosca, Seconded by Member Pinadella

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

Members Voting "NO" None

Meeting Adjourned 10:06 PM

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