

**Minutes of the Planning Board of the
Township Of Hanover
March 20, 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, Ferramosca, Pinadella, Steiger, and Williams

Absent were Members: Francioli, Iannaccone, and Nardone

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

Cases Presented

I. EXTENSION OF TIME REQUESTS

- 1) **CASE NO.** 11-8-8
APPLICANT/OWNER JON & SUSAN THOMPSON
LOCATION: 21 ORCHARD PLACE CEDAR KNOLLS
BLOCK: 2503 **LOTS:** 7 **ZONE:** R-10

Applicant sought a minor variance free sub-division. Subdivision was approved September 27, 2011 resolution memorialized October 18, 2011. Applicant is now seeking an extension of time to perfect the subdivision

- John Thompson - Applicant - sworn by board attorney
- Requested extension Was delayed in perfecting subdivision
 - Requested an additional 190 days

Motion to approve extension until 11/1/12 with conditions
Moved by Member DeNigris, Seconded by Member Steiger
Members Voting "AYE" DeNigris, Pinadella, Steiger, Deehan, Williams, Ferramosca, Byrne
Members Voting "NO" None

II. MINUTES FOR APPROVAL - February 28, 2012

Motion to approve Minutes

Moved by Member Ferramosca, Seconded by Member Steiger

Voice Vote All present in Favor

III. PUBLIC HEARINGS

- 1) **CASE NO.** 10-6-4
APPLICANT/OWNER JOHN & FRANCIS GETHINS
LOCATION: 7 & 9 HILLTOP CIRCLE WHIPPANY
BLOCK: 5405 **LOTS:** 4&5 **ZONE:** R-15
Applicant is seeking a minor subdivision in order to relocate a lot line to eliminate a non-conforming driveway location. Application is variance free
Board Action Date – MARCH 30, 2012

John Gethins - Applicant - Sworn by board attorney

- Explained how driveway is not conforming and wants to make driveway conforming by moving lot line
- Easterly shed on lot 4 will be torn down and the westerly shed will be moved to a conforming location
- Plans need to be revised

Opened to public

Closed to public

Motion to approve with conditions

Moved by Member Pinadella, Seconded by Member Ferramosca

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

- 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, November 15 & 20, 2011 and January 10 & 17, February 21 and 28, 2012. **Board Action Date – APRIL 30, 2012**

John Wychiskala - Attorney for applicant - March 7 revised plans submitted to address issues with detention basin, drainage and storm water report

Dave Wisotsky - Engineer for applicant - still under oath

Exhibit A-21 Colored rendering dated 3/20/12

- Described the changes that were made to the plans
- Discussed March 7, 2012 Whitestone - Geo Technical analysis
- Described the testing that took place and the results of the analysis
- Discussed the selection of soil types

Exhibit A-22 NRCS soil types color coded map

- Described the types of soil that could be used and how those soil types are chosen
- Changed their proposed soil type from "D" to "C" to address boards concerns with drainage
- Described Changes to the basin to the board
- Discussed Off Site Stability
- Described the concerns that the AT&T site had and how they addressed the concerns of AT&T and how they are addressing the issues

Nancy Lottinville – Attorney for the objector - Objected to the exhibit not being on file 10 days prior to hearing

Michael Sullivan – Board Attorney - Addressed that the board has accepted exhibits the night of the hearing and the 10 days applies to the initial submission not exhibits

Dave Wisotsky - Engineer for the applicant

Exhibit A-23 Storm water discharge plan sheet O1 dated 3/20/12 shows how they are addressing the off-site impacts on the AT&T site

Board members - Questioned the witness regarding his testimony

Dave Wisotsky – Engineer for the applicant - Described how the basin will be secured, 6 foot fence around basin with landscaping onto of the berm

- Described the maintenance of the basins

Nancy Lottinville - Attorney for the objector - Questioned Mr. Wisotsky regarding his testimony Exhibit O-22 Summary for Pond 17P: POND 1 dated 12/13/11

(Mr. Wisotsky looked for information in his report to answer Ms. Lottinville's questions)

Nancy Lottinville – Attorney for the objector - continued to question Mr. Wisotsky

Dave Witsotsky - Engineer for the applicant - Read the notes regarding testing off of the general notes on the site plan sheet 2 plans dated 3/2/12

Nancy Lottinville – Attorney for the applicant - Continued to question Mr. Witsotsky regarding the basins

- Reserving her right to review revised storm water report and plans

Opened to the public

Closed to the public

Erik Keller - Omland Engineering – Engineer for the applicant - Previously sworn and still under oath

- Went over points that were brought out in the objectors testimony
- A-24 NJDOT state access code definitions section for Shopping Centers
- A-25 Book of development definitions Moskowitz & Lindbloom - shopping centers
- Put his experience on the record regarding shopping centers
- Discussed the definition of Shopping Centers
- A-26 Parking Requirements for shopping centers 2nd editions, ULI definition of center Types
- A-27 Trip Generation Handbook, 2nd Edition Handbook Shopping Center description
- A-28 Institute of Transportation Engineers - Gross Floor Area Calculations
- A-29 NJDOT State Access Code Trip Generation

Eric Keller – Omland Engineering – Engineer for the applicant - Described the exhibits that were submitted

- Described the discussions that have taken place with the County
- Described the surrounding approved projects
- Read ordinance 166-203:10A into the record
- Addressed the driveway width coming in from Horsehill Road and the changes that were made to the design
- Described the traffic coming in off of Hanover Avenue and Horsehill Road and the circulation of the site
- Described a minor adjustment to taper curb between retail driveway and Horsehill driveway

Opened to board for questions

Opened to Objector for questions

Nancy Lottinville – Attorney for the opposition - Questioned Mr. Keller regarding his testimony and exhibits submitted

John Wychiskala – Attorney for the applicant - Will provide missing information and any deficiencies - will make resubmittal at least 10 days prior to next meeting

Nancy Lottinville – Attorney for the applicant - Will withhold comments until they review revised plans

John Pavlovich - Traffic Engineer - Previously sworn and still under oath
- Addressed his review of the revised plans that were submitted

John Wychiskala - Attorney for the applicant - there were no changes to the truck turning template

John Pavlovich – Traffic Engineer - 2 comments regarding the truck turning templates - and believes the board should see the implications of the design as it is now

- Addressed the revised phasing plan
- Offered comments regarding Mr. Keller's testimony
- Does not feel the proposed uses constitute a shopping center

Board questioned Mr. Pavlovich regarding his testimony

Opened to public

Closed to public

Eric Keller - Omland Engineering – Engineer for the applicant - Discussed trip generation for Supermarket alone and shopping center

Opened to the public

Closed to public

Case Carried to April 24, 2012

Moved by Member Steiger, Seconded by Member Ferramosca

All present in favor

John Wychiskala – Attorney for the applicant - consent of time until end of May

Meeting of March 27, 2012 cancelled

Meeting Adjourned at 10:04 P.M.

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