

**Minutes of the Planning Board of the  
Township Of Hanover  
May 22, 2012**

Chairman J. William Byrne called the Work Session Meeting to order at 7:00 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, Francioli, Iannaccone, Pinadella, Steiger and Williams

Absent was Member: Nardone

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

Hanover Horsehill will be carried to June 12, 2012

Member Ferramosca – Meeting with Senator Bucco – To discuss intersection at Columbia and Park and impact to Economic development

Simon State Commissioner committed to design study

Discussed issues of traffic at Jefferson and Route 10 – Bayer intersection and Academy Estates can't get out – Encouraging seeing State make progress

Members Francioli – Bayer Healthcare updates

Chairman J. William Byrne called the Regular Meeting to order at 7:30 PM and The Open Public Meetings Act statement was read into the record:

**Cases Presented**

**I. RESOLUTIONS TO BE MEMORIALIZED**

- 1) **CASE NO.** 06-3-6  
**APPLICANT** Pasquale Petti  
**OWNER** Lot 7.01 Pasquale Petti III  
Lot 7 Sally & Pasquale Petti Jr.  
**LOCATION:** 171 Cedar Knolls Road Cedar Knolls  
**BLOCK:** 2201 **LOT(S):** 7 & 7.01 **ZONE:** R-25  
The applicant requested a third extension of time. Extension granted until October 24, 2012

Motion to approve resolution

Moved by Member Steiger, Seconded by Member Deehan  
Members Voting “AYE” DeNigris, Pinadella, Steiger, Deehan, Williams, Francioli, and  
Byrne  
Members Voting “NO” None

**II. MINUTES FOR APPROVAL - April 24, 2012**

Motion to approve the minutes of April 24, 2012

Moved by Member Pinadella, Seconded by Member Williams  
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 & 22, 2011 and January 10 & 17, February 21 and 28, and March 20, 2012. *Board Action Date – JUNE 30, 2012*

Request by e-mail to carry case to June 12.

Motion to carry to June 12 made by Member Steiger and seconded by Mayor Francioli. Members in favor, De Nigris, Pinadella, Steiger, Iannaccone, Deehan, Williams, Ferramosca, Mayor Francioli and Chairman Byrne. No members voting against.

- 2) **CASE NO.** 12-3-1  
**APPLICANT** CAE North East Training Center, Inc.  
**OWNER** LSAC Morris County L.P.  
**LOCATION:** 4 Apollo Drive Whippany  
**BLOCK:** 3901 **LOTS:** 18 **ZONE:** I

Applicant is seeking Preliminary and Final Site Plan and “C” variances. Applicant is seeking the following variance relief:

To permit three signs identifying it business where one is allowed.

To permit sign setbacks to the right of way of less than 37.5 feet.

To allow vertical sign dimensions greater than 4 feet

To permit maximum sign height greater than 8 feet

To permit illumination of proposed signs between 11:00pm and 7:00am

To permit signs located within a required buffer.  
As well as any and all other variances that may be requested.  
*Board Action Date – July 25, 2012*

Brian Burns - Attorney for the applicant

- Gave an overview of the site and the existing conditions
- Gave overview of proposed signage

Michael Tobia - sworn by Board Attorney - Applicants Planning Consultant

- Gave overview of qualifications

Member Ferramosca - Motion to accept Mr. Tobia as a Professional Planner

Michael Tobia – Applicants Planning Consultant - Introduced two CAE employees who were present in case the board had questions for them

Exhibit A-1- Aerial Photograph

Exhibit A-2- Signage Exhibit

Exhibit A-3- Photo simulation dated April 18, 2012 on South Jefferson Road

Exhibit A-4- Photo Simulation Apollo Drive View

Exhibit A-5- Photograph of Site Triangle

- Gave an overview of the present conditions on the site and the surrounding area
- Many of the visitors to this site have complained about not being able to find the site. Many come from far away and many internationally and have difficulty finding the site.
- Gave description of the proposed sign, and the location On Jefferson, copy and graphics
- Described the sign and placement on Apollo Drive described copy and graphics
- Referred to the photo simulation showing what the sign would look like on Jefferson Road
- Building is 265 feet from the street and is separated from the street by a large buffer of trees
- Referred to photo simulated sign photo for Apollo Drive sign. There is a sign on the building wall and it is not visible from the street do to the canopy of trees
- Referred to Blais Brancheau report dated May 18, 2012
- Reviewed the requested variances
- Addressed adjustment made to signs - changed illumination - applicant wants internally illuminated sign rather than spot lights pointing to sign
- Only the copy would be illuminated
- Internally illuminated signs are permitted by ordinance
- Gave overview of the proofs for the requested variance
- Discussed the nighttime visitors and the reasons for needing the night time illumination of the sign
- Discussed front yard setback
- Went over the negative criteria

- Discussed the buffer requirement and the reasons for needing the variance for placing the sign in the buffer

Brain Burns – Attorney for the applicant - discussed two items

- B-5 - 40 foot easement - sent supporting documentation allowing signs in easement to Township Professionals
- Obtained permit April 20th from DEP to place sign in wetlands transition area

Member Pinadella - Questioned if branches could be trimmed that are protruding over the sidewalk

Michael Tobia – Applicants Planning Consultant – The sign on Jefferson is placed where it is for the best reaction time by visitors to turn onto Apollo Dr.

Member Ferramosca - Asked what is the primary purpose of the signage

- Questioned why the number is the smallest entity on this sign

Michael Tobia – Applicants Planning Consultant – Explained applicant wants corporate identity on the site due to the fact that most visitors are looking for CAE and Rotorsym and not so much the street number

Discussion - Questions and answers between Mr. Tobia and Board members

Gerardo Maceira – Township Engineer - Jefferson Road sign reads 4 Apollo

- Questioned sign on Jefferson that reads 4 Apollo and possible confusion

Opened to public

Seeing no questions from the public

Closed to public

Michael Sullivan – Board Attorney- Summarized Conditions if application approved

Member Ferramosca - Feels there should be a larger number on the sign on Apollo

Member Pinadella - Wants to see sign on Jefferson moved closer to corner, larger #4 on sign on Apollo

Motion to approve as presented by the applicant with conditions as outlined by the Board Attorney.

Moved by Member Iannaccone, Seconded by Member Steiger

Members Voting “AYE” DeNigirs, Steiger, Iannaccone, Deehan, Williams, Francioli, and Byrne

Members Voting “NO” Pinadella, Ferramosca

Chairman Byrne Reminded Board of the Special Meeting on May 29, 2012 at  
7:00pm

Meeting Adjourned at 8:28 P.M.

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