

**Minutes of the Planning Board of the  
Township Of Hanover  
June 19, 2012**

Chairman called the Work Session Meeting to order at 7:06 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, DeNigris, Ferramosca, Francioli, Iannaccone, Nardone, Pinadella, Steiger and Williams

Absent was Member: Deehan,

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

Barry Mandelbaum – Attorney for the applicant – Gave overview of the old meatpacking site

- Compared the proposed Development to the project at Vieira on Horsehill Rd. in Cedar Knolls
- Proposing a town house project

Stan Omland – Omland Engineering – Three surrounding projects developed by Mr. Forgione

- Described where wetlands are and house under construction on nearby lot not shown on aerial photo shown
- Applied the zoning used at the Vieira site to the current proposed project
- Three story townhouse proposed
- 26 foot wide building
- All units will have a two car garage
- 36 units proposed
- Perimeter would be heavily buffered
- No wetlands steep slopes on proposed site
- No affordable housing proposed

Members and Pinadella and Steiger – Feel that this project too big for this site

Member Byrne – Does not have a problem with this site because of redevelopment but would like to see a few units shaved off of the proposed development

Member Nardone – Feels the proposed project is very tight for this site

Board – Discussed with Mr. Omland ways on how to reduce the number of units

Member Byrne Iannaccone and Nardone- Okay with losing two units – bring it down to 34 units

Member Pinadella – Would like 32 units

Overall the Planning Board feels it is a good use

Planning Board requested Blais Brancheau – Township Planner to look at ordinance for 32-34 units allowed on this site

Board consensus for Blais Brancheau – Township Planner to work on ordinance

Member Iannaccone – Questioned COAH for the proposed site – No COAH proposed per the applicant

Gerardo Maceira- Township Engineer –

Discussed with Board the Solar Panel array proposed for the field behind the municipal building Eight Foot fencing would be provided around the site

All work would be done with a Grant and would not cost the town.

Grant may only be used for this Solar Project

Plantings along front of the project to buffer the impact

Approval received from Department of Transportation to remove trees along route 10

25% to 30 % of electricity for the Municipal Building would be fulfilled by the panels

Member Byrne – No does not want this project

Member Steiger – Questioned screening this site

Member Byrne – Not in favor, feels money could be used better somewhere else

Member Steiger Motion to recommend the Solar Panel Project

Members Voting “AYE” Pinadella, Williams, Iannaccone, DeNigris, and Ferramosca  
Members not recommending Member Byrne

Chairman J. William Byrne called the Regular Meeting to order at 7:32 PM and The Open Public Meetings Act statement was read into the record:

### **Cases Presented**

#### **I. MINUTES FOR APPROVAL**

JUNE 12, 2012 – Deferred to a later date

## II. PUBLIC HEARINGS

- 1) **CASE NO.** 12-5-3  
**APPLICANT** RED BULL NEW YORK, INC.  
**OWNER** HARTZ MOUNTAIN HANOVER SQUARE  
**LOCATION:** 24 MELANIE LANE  
WHIPPANY  
**BLOCK:** 6601 **LOTS:** 12 **ZONE:** I-R

Applicant is seeking preliminary and final site plan and variance approval to allow development to construct a soccer training facility consisting of three soccer fields a multi-purpose building, an administrative building grounds keeping and facility maintenance building, a building dedicated for athletic field and site utilities and storage space along with parking areas and other related improvements. Applicant is seeking relief from section 166-131 as well as any other variances, waivers and permits as may be required or determined to be necessary by the board

**Board Action Date – OCTOBER 4, 2012**

Dean Gaver - Attorney for the applicant - Gave overview of the proposed project

- Identified variances
- Discussed tree ordinance and over 500 trees would have to be planted
- Requested variance for tree planting and relief of planting trees as a buffer for headlights
- arborist does not want planting within 10 feet of a drainage structure
- Tree removal in a riparian zone

John Amorosa - Sworn by board attorney - Construction project director for Red Bulls for five years - Professional Engineer - Gave overview of professional background - accepted as a professional Engineer by the board

Exhibit A-1 - Site Plan renderings

Exhibit A-2 - Renderings of proposed buildings

- Described the exhibits containing - Site plan renderings - First team Building - Heating Building - Press and office Building
- They proposed one heated field so that the field stays greener longer
- Described the use of the fields - this site will be used for training and practice - fitness training - will be for first team and the reserved teams
- Five academy teams will practice at this site in the evenings
- Artificial turf field will have lighting
- Lights would be off by 10pm
- Spectators - provide bleachers for approximately 360 people
- League requires reserved team and reserved team matches - The matches would be held at the proposed site
- Discussed mechanical equipment on the rooftops
- 3 foot parapet would provide screening
- Discussed the types of deliveries that may take place at this site but the ones that do will be delivered to the Operations building but no regular deliveries
- kitchen - private for outside caterer - make meals for players but not a full commercial kitchen

- Described parking for spectators

Opened to Board for questions - Questioned grass removal of clippings, emergency vehicle access, signage

Opened to public Seeing and hearing no questions  
Closed to public

Richard Barrington - Licensed civil engineer for the Louis Berger Group - Sworn by board attorney- accepted by board

- Described the site - drainage ditches – wetlands - upland parcels - discussed minimum site requirements - zoning district - discussed the irrigation for the fields
- Fields are fully compliant with the zoning in this area
- Described the proposed fencing for this site
- Discussed front side and rear yard setbacks
- Addressed comments by the Township Engineer in his report dated June 18, 2012
- Discussed the tree removal and why they believe there is a hardship for required tree replacement
- As of now replacement would be 582 trees
- Discussed Screening - buffer not being compliant
- Discussed removal of trees in the riparian zone – Working with DEP on amended permit for storm water and much smaller development.
- Gave an overview of the proposed signage - proposing 2 freestanding signs at the driveways
- Site Lighting for field "C" will be lit - described the proposed lighting
- Described site area lighting for the entire site
- Described how they came up with site parking configuration
- Discussed and described emergency vehicle and personnel access - Key boxes - 3 locations of 12 foot gates to get truck through and onto the field in an emergency situation
- Maximized parking - in the rare occasion they would need it - discussed overflow parking
- Walkway dimensions discussed - barrier free parking - will remove curb stops
- Described flag pole layout and dimensions
- Storm water management will comply with DEP regulations - described storm water plan, subject to DEP approval

Michael Sullivan – Board Attorney - Asked questions of the applicants regarding compliance with the Township engineers – Gerardo Maceira’s report dated June 15, 2012 and Township Planners Blais Brancheau's report dated June 18, 2012 - Applicant addressed compliance with the report

Dean Gaver – Attorney for the applicant - Applicants professionals will meet with planner and arborist regarding plantings

Richard Barrington - Licensed civil engineer for the Louis Berger Group - Addressed carport door dimensions

Opened to questions from the Board

Member Pinadella - questioned dumpster enclosure material

- Questioned flag pole up lighting
- Detention basin
- Suggested going back to the DEP regarding enclosing Basin

Member Steiger - Questioned security at the site

Member Byrne -Questioned if fields would be open to Hanover Township

- John Amorosa - Construction project director for Red Bulls - Professional Engineer - not at this time - it is not in the plan to have it open to anyone except for the Red Bulls
- Everything is open to negotiations

Member Iannaccone - Questioned the materials used for the building

John Amorosa - Construction project director for Red Bulls - Professional Engineer - material will be a Hearty Plank and Metal panel

- All buildings will follow the same color scheme

Opened to the public      Seeing and hearing no public comment  
Closed to public

Michael Sullivan – Board Attorney - Summarized conditions

Motion to approve preliminary and final site plan with conditions and variances

Moved by Member Ferramosca, Seconded by Member Steiger

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

Members Voting “NO” None

Member Ferramosca - Gave overview of upcoming tasks for the board to discuss

**June 26, 2012 Meeting cancelled**

Meeting Adjourned at 8:34 P.M.

---

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