

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

Election of temporary chairperson Gene Pinadella  
Moved by Member Ferramosca, Seconded by Member Steiger  
Voice vote all members present in favor

Meeting moved to Main meeting room due to amount of people from the public in attendance

Chairman Pro Tem Eugene Pinadella called the Meeting to order at 7:00 PM and The Open Public Meetings Act statement was read into the record:

Acting Board Secretary, Gerardo Maceira, Township Engineer took the Roll Call.

In attendance were Members: Critchley, Deehan, Ferramosca, Francioli, Iannaccone, Pinadella, Steiger and Williams

Absent were Members: Byrne, DeNigris, and Nardone,

Also present Township Planner, Blais Brancheau

**Cases Presented**

I. MACK-CALI - REVIEW AND DISCUSSION REGARDING REZONING AND AMENDMENT TO MASTER PLAN – OB-RL2 ZONE –ROUTE 10, SYLVAN WAY AND RIDGEDALE AVENUE

Roger Thomas – Executive Vice President of Mack- Cali

Mitchell Hersch – President and CEO of Mack-Cali

Joe Fleming – Paulus Sokolowski & Sartot – Engineer for applicant

Tom Golden – Planner – Mack-Cali

Joe Staigar – Traffic consultant

Mitchell Hersch – President/CEO – “Overlay” zoning requested

- Mack-Cali Owns/manages 2.5 million of office and commercial space
- The current real estate market has reduced demand for office
- The property in question was designed for ¾ million sq. feet of office space
- Site is located at Sylvan Way & Ridgedale
- Applicant is here seeking to amend the Master Plan and request a zone change to allow retail use for property – Mack-Cali has been working with Wegmans and has signed a lease with Wegmans ( ground lease, long term) for a 140,000 square feet

- Wegmans – plus four to five smaller buildings totaling 30,000 square feet – including bank (drive in) – restaurant – service retail to serve community and business campus
- Have submitted various plans to New Jersey agencies – LOI obtained for wetlands
  - Working with Department of Transportation on intersection of Route 10/Ridgedale (better signalization-full turning movement)
  - Department of Transportation is receptive
  - Joe Staiger can address questions / issues raised by Planning Board
  - Appropriate tasteful signage needed applicant is working with New Jersey Department of Transportation for signs on Route 10 and Route 287

Joe Fleming – Engineer with Paulus Sokolowski & Sartor –

Prudential Business Campus currently has two plus million square feet of office space  
The property in question is the last remaining vacant parcel in campus

- The original campus was developed under army Corp of Engineers approvals
- New Jersey Department of Environmental protection has issued an LOI and given clear direction regarding Department of Environmental protection position regarding permits
- Overall site plan and façade elevations were presented to the board for their review

Mitchell Hersch – President / CEO –

Parking for 1,100 cars planned with the proposed development.

- An Office development would generate 2,500 to 3,000 cars and required parking

Joe Fleming – List of uses to be added

- List of bulk sign standards

Member Francioli- Site is unique due to business campus setting isolation by highways

- Question access egress traffic impacts

Joe Staiger – No application to new Jersey Department of Transportation yet will include study with copy to Township

- The site will not have direct access from 287

Member Pinadella – Questioned why they were keep all existing uses in Zone instead of creating a new retail which would be an easier process

Member Steiger – Questioned if the area of dead trees was part of this site.

It was explained that yes it is part of the site and is a wet area

The matter will be discussed further.

## II. QUICK CHEK - REVIEW AND DISCUSSION REGARDING REZONING AND AMENDMENT TO MASTER PLAN - ROUTE 10 AND SOUTH JEFFERSON ROAD

John Wychiskala – Attorney for the applicant’s location at the Corner of Route 10 – South Jefferson Road

- Currently the properties are zoned B-P and R-25 Zone
- A Quick Chek was recently approved at the corner of Parsippany and Whippany Road
- Mr. Wychiskala gave an overview of the Corporate history of Quick Chek
- The property in question is an assemblage of properties
- On the site was a former gas station and Kathy's corner bar
- Difficult intersection
- There is environmental contamination from gas station use and as of yet no cleanup has been performed.

Keith Cahill – Issues explored by Quick Chek zoning – traffic – lot assemblage – contamination

- Existing structures – residential buildings – gas stations – Kathy's Corner
- The total site would consist of 2.25 acres
- Lots 6,7,8- have access from Jefferson Rd. The other lots have access from Ukraine Rd.
- Lots 6,7,8 are currently located in the B-P Zone – The remainder of the lots are located in the R-25, residential zone
- Mr. Cahill gave a presentation outlining the proposed preliminary site plan
- Discussed the contamination cleanup that is planned as part of this application
- The proposed buildings are the same size as Parsippany/Whippany site , however the Whippany Rd/ Parsippany Rd site is larger
- Described the refueling operations - There would be 16 fueling positions
- There have been discussions with the New Jersey Department of Transportation regarding access to and from the site

Member Pinadella – Questioned if the access to route 10 critical –

It was explained that the access from Rt. 10 and Ukraine Road was critical.

Member Francioli – Asked Mr. Cahill to speak to the problem of residents on Ukraine Rd and Malapardis accessing, Jefferson, and Route 10

Member Ferramosca – Questioned how the residents will be protected and what type of buffer would be provided

Mr. Cahill stated that the building will help block activity.

- Members of the public present disagree with statements regarding traffic – Users will use Ukraine Road to exit site and headlights will become an issue for the residents.

Member Pinadella – Questioned the zoning of the property across Ukraine Road

It is located in the R-25, residential zone

Member Deehan – Questioned if traffic will affect right turns on Route 10 East

- Member Iannaccone – Questioned how many residential lots are proposed to be rezoned
- Inquired about connecting Malapardis to Route 10 directly
  - Probably frowned upon by New Jersey Department of Transportation

Charles Olivio – Malapardis, Route 10 access was closed in 1970's

- Department of Transportation intersection proposal described – compared with current traffic patterns/ movements.
- The Department of Transportation intersection project is on hold due to limited funding available.
- Approximately 11,000 sq., ft. of land to be dedicated for r.o.w widening from the Property in question on Route 10 and South Jefferson Road

Member Pinadella questioned the lighting at Ukraine Road.

Quick Chek is willing to improve decel and accel lanes on Route 10 other improvements would be by New Jersey Department of Transportation but no timetable

- Gas Stations convenience store not permitted in the B-P Zone.

Open to the public

Carol Fomchenko – There are 25 homes on Malapardis and their only way in/out is Ukraine Road

- Traffic problems – Gas station would be next to homes
- Site driveway would be used as cut thru
- Tanker trucks would use Ukraine Road
- If allowed close driveway on Ukraine provide good buffer for homes

Judy Iradi – Which properties to be rezoned 4, 5,6,7,8

- Lot 4 not under contract – why is it included in proposal
- Conflicting traffic testimony

Greg Dewar – Comments on traffic problems

- Proposal will worsen traffic problems

Anne Cosanocki – Malapardis Road – Traffic and pedestrian difficulties

Ed Moscarella – Criticizes adding lanes to Route 10

- Driveway to/from Route 10

Member Pinadella – summarizes Board public concerns

- Planning Board will take under advisement

Any additional information contact Planning Board Secretary

Meeting Adjourned at 9:15 P.M.

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