

**Minutes of the Planning Board of the
Township Of Hanover
September 11, 2012**

Vice Chairman Robert Nardone called the Meeting to order at 7:02 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, DeNigris, Ferramosca, Francioli, Iannaccone, Nardone, Pinadella, and Williams

Absent were Members: Byrne and Steiger

Also present was Township Planner, Blais Brancheau

Moment of Silence in Memory of September 11 Victims

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED:

- 1) **CASE NO.** 12-4-2
APPLICANT: Eugene Frazier
OWNER: Eugene and Christine Frazier
LOCATION: 33 Ridgedale Avenue Cedar Knolls
BLOCK: 2701 **LOT:** 26 **ZONE:** R-25

Applicant sought a minor subdivision for the subject premises to be subdivided into two (2) lots for residential purposes. Applicant is also sought relief from section 166-170F. Application approved August 21, 2012

Motion to approve the resolution as written

Moved by Member Iannaccone, Seconded by Member Deehan

Members Voting "AYE" Iannaccone, Deehan, Williams, Nardone and Francioli

Members Voting "NO" None

- 2) **CASE NO.** 12-7-7
APPLICANT: Con40, LLC
OWNER: Con40, LLC
LOCATION: 1 Prince Road Whippany
BLOCK: 7301 **LOT:** 9 **ZONE:** I

Applicant sought Preliminary and Final Site Plan approval to install a roof mounted solar electric system. Applicant also sought relief from section 166-196A. Application approved August 21, 2012

Motion to approve resolution as written

Moved by Member Iannaccone, Seconded by Member Pinadella

Members Voting "AYE" Pinadella, Iannaccone, Deehan, Williams, Nardone and Francioli

Members Voting "NO" None

II. MINUTES FOR APPROVAL AUGUST 14, 2012

Motion to approve as written.

Moved by Member Pinadella, Seconded by Member Iannaccone

Voice Vote All Present in Favor

III. BOARD DISCUSSION OF QUICK CHEK AND MACK-CALI CONCEPT PLANS THAT WERE PRESENTED AT THE AUGUST 28, 2012 WORK SESSION

QUICK- CHEK

Member Pinadella - Recaps discussion at prior meetings – Recommends a negative reply to applicant - Too intense a use – Not interested in rezoning

Member Ferramosca – Problem intersection – not a good location for this high traffic generating use – unless intersection were improved

Member Critchley – Agrees with Member Ferramosca – Until Department of Transportation improvement

Member Francioli – Agrees with Member Ferramosca need to look at larger picture Route 10 corridor – Department of Transportation will take long to improve intersection – Must be tied into intersection improvement

Member Iannaccone – Would rather see professional office use in that location lawyer/ doctor

Member Francioli – Township did not acquire parcel due to uncertainty regarding contamination – Possible open space parcel - Connect with rail pathway – Consideration for public ownership

Member Nardone – Need to wait and see results of Route 10 corridor

Member Ferramosca – Intensity is too much in relation to ramp

Member Pinadella – Wants to send applicant a response

Member Nardone – Authorize letter thanking them and explaining that the Board is not interested – Move forward with Master Planning on Jefferson Road and Route 10

Board agrees to have Board Secretary draft a letter to applicant stating Planning Board views that they are not in favor of the proposed use in that location

Brief discussion regarding Malapardis Road

MACK-CALI REZONING PROPOSAL

Member Pinadella – Recap presentation at prior meeting

Blais Brancheau – Township Planner – Recommends amending both Master Plan and Land Use Ordinance to be consistent – Pending Planning Board Agreement

- Amend entire zone keep existing OB-RL2 uses add shopping center use with special standards like I-B3 zone

Discussion regarding request for amended sign regulations

Member Pinadella – Consensus to signage

Member Ferramosca – Intersection improvements at Route 10

Member Pinadella - Issue with overlay concept

Member Nardone – Create new zone

Member Francioli – Does ordinance affect the New Jersey Department of Transportation application

Member Pinadella – In favor of all uses

Member Francioli – Pylon sign height – Traffic study at site plan review

Discussion regarding need for traffic study

Tom Golden – Planner for Mack – Cali Tentative schedule – Ordinance draft by October 9th - Master Plan

Planning Board wants draft ordinance for October 9th meeting – Also draft Master Plan

Preliminary Schedule

- October 9 – Discuss Master Plan and Ordinance
- October 23 – Public hearing on Master Plan
- October 25 – Township Committee introduction of ordinance
- November Township Committee adopts ordinance

III. INFORMAL REVIEW/REQUEST TO AMEND MASTER PLAN, LAND USE ORDINANCE HANOVER ACQUISITION LLC & HANOVER RIDGEDALE LLC, (CROSSROADS) BLOCK 1702, LOT 12.01

Stan Omland – Omland Engineering – History of zoning land use proposals on site

- Hanover Avenue corridor
- Site traffic constraints
- Formal site plan is underway
- Want Planning Board to consider proposals for corner tenants – have had little success in finding user – Proposing convenience store with gas station – Gas station not permitted
- Gas station / Convenience store will develop first before Lowes
- Not more new traffic then retail use
- No repair service
- Environmental controls
- Site plan will show conforming uses but don't have real tenants for pad sites
- Lowes is main tenant
- Variances: signs no parking spaces

Member Ferramosca – Traffic congestion questions regarding gas station/ convenience store

Member Pinadella – Want to have upgraded architecture rather than standard Lowe's façade

Member Francioli – Need an island on Ridgedale Avenue to control turning movements

Member Pinadella – Not in favor of gas station

Member Nardone – Marketing efforts for pad sites

Stan Omland – Omland Engineering – No interest from market

Member Francioli – Not opposed to gas station

Member DeNigris – Not opposed to gas station

Member Critchley – “Green Look” helps avoid sea of asphalt

Member Nardone – Could be convinced to support gas station if traffic study addresses concerns

Member Iannaccone – Wants to guarantee driveway location for gas station

Stan Omland – Omland Engineering – Widening Route 10 as part of proposal with dedicated turning lane

Member Francioli – Questioned the Pylon sign and Soil Cleanup

Stan Omland – Omland Engineering – Two per street frontage - One per driveway
- More contamination found in corner near intersection

Member Pinadella – Doesn't want standard architecture for gas station/ convenience store other uses

Stan Omland- Omland Engineering – Okay can do

Planning board deliberation amending ordinance

Blais Brancheau- Township Planner – to prepare Master Plan ordinance for next work session October 9th if possible

IV. OTHER BUSINESS

Bayer site plan modifications

Member Ferramosca recused himself from the Bayer discussion.

1. Building mounted signs
 - Bayer logo window etching - not a sign
 - Bayer illuminated wall sign – 24 hours lite
 - Planning Board says okay – is open for operation
2. Flagpoles less than 300 feet
 - Planning Board says amend ordinance to require 300 feet from front lot line not any lot line
3. Perimeter Road in Phase I – Planning Board okay
4. Bus Shelter – Planning Board says amend ordinance to permit 0' setback if shard driveway – public bus service – not adjacent to residential zone
5. Patio
6. Trails
7. Fire pump house/ cooling towers/ power generators

V. SOLAR POWER FACILITIES REGULATIONS –BLAIS BRANCHEAU

Planning Board questions and comments

1. Need to ensure that residual panels are not in fact commercial facilities selling power
2. Signs warning of power
3. Rooftop panel height screening
4. Yard location – Member Pinadella wants to prohibit in front half of side yard or front quarter of side yard
5. Allow relief from islands in parking lot
6. Require lighting of parking area if solar panels in parking
7. Protective bollards or other barriers

VI. ROUTE 10 CORRIDOR STUDY/B ZONE AMENDMENT PER MASTER PLAN – BLAIS BRANCHEAU

Blais Brancheau – Township Planner – Hands out Master Plan Excerpts

- Discussion regarding – small lot pattern – need for redevelopment- economic incentives

Member Nardone - Wants to form a committee

Member Iannaccone- Discussion comments – need air photos

Member Nardone – Proposes each member takes part of corridor – identify issues

Blais Brancheau – Township Planner – Gerardo Maceira- Township Engineer – to work with chair on preparing resource documents

November work session for continued discussion

VII. OTHER BUSINESS

Blais Brancheau – Township Planner – Planning on minor amendments to tree ordinance

September 18th meeting cancelled

Meeting Adjourned at 9:50 P.M.

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