

**Minutes of the Planning Board of the
Township Of Hanover
October 15, 2013**

Chairman Robert Nardone called Work Session Meeting to order at 7:10 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, Dobson, Donaldson, Ferramosca, Francioli, Nardone, and Pinadella

Absent was Member: Critchley

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

Reviewed this evenings voting forms

Member Francioli – Discussed the COAH obligations – All obligations of COAH must be met by applicant.

Gerardo Maceira – Township Engineer - Forward language to address COAH should be in the Planner report

Michael Sullivan – Board Attorney – Updated Stop & Shop litigation

Chairman Robert Nardone 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. | 13-8-13 |
| APPLICANT/OWNER | HALO PHARMACEUTICAL REALTY, LLC |
| LOCATION: | 30 NORTH JEFFERSON RD WHIPPANY |
| BLOCK: 9102 | LOTS: 5 ZONE: IP-2 & R-40 |

Applicant sought approval to install a thermal oxidizer on a concrete pad on the north side of an existing pharmaceutical manufacturing plant. Application was variance free.

APPLICATION APPROVED SEPTEMBER 24, 2013

Moved by Member Pinadella, Seconded by Member Ferramosca
Members Voting “AYE” DeNigris, Donaldson, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting "NO" None

II. MINUTES FOR APPROVAL - SEPTEMBER 24, 2013

Moved by member Francioli, Seconded by Member DeNigris
Voice Vote All present in Favor

III. PUBLIC HEARINGS

- 1) **CASE NO.** 13-1-2
APPLICANT HANOVER RIDGEDALE, LLC (LOWES, QUICK CHEK)
OWNER HANOVER RIDGEDALE LLC & HANOVER
ACQUISITION, LLC
LOCATION: 110 EAST HANOVER AVENUE CEDAR KNOLLS
BLOCK: 1702 & 1701 **LOTS:** 12.01 & 8 **ZONE:** I-B3

Applicant is proposing a commercial development on the above mentioned property consisting of an approximately 156,125 square foot home improvement store with outdoor display areas, an approximately 5,500 square foot convenience store with gasoline service and an approximately 11,000 square foot a retail pad site with associated coordinated shared parking areas, driveways and drive aisles, landscaping and lighting and other associated improvements. Applicant is seeking Preliminary and Final Site Plan and Minor Subdivision approvals as well as a number of bulk variances. The Applicant is proposing to phase the development, seeking preliminary and final site plan approvals for phase I & II and Preliminary Site Plan only on Phase III. Case partially heard and carried from June 25, JULY 23, August 27, and September 24 2013

Board Action Due By Date – OCTOBER 31, 2013

John Wychiskala - Inglesino, Pearlman, Wyciskala & Taylor - Attorney for the applicant - Discussed the revised plans and what the changes were
Housekeeping note - truck making left turn out of northerly driveway - will not be allowed at any time of the day

Stan Omland – Omland Engineering - Still under oath from prior hearings

John Wychiskala – Inglesino, Pearlman, Wyciskala & Taylor - Attorney for the applicant - Addressed the amended applications that were submitted for lighting

Stan Omland – Omland Engineering - Referred to exhibit A-19 and discussed the changes to the plans that were made October 3rd 2013 plans

- Addressed the sidewalk width on the Quick Chek southerly side has been widened

Keith Cahill - Bohler Engineering - Still under Oath from last hearing - Addressed the spacing on the Quick Chek site

Stan Omland – Omland Engineering - Summarized the variances

- Discussed the phasing plans for the site and when the driveways will be constructed, and the lighting
- Addressed the variances by category
- Described all of the variances and outlined the criteria and proofs in depth
- Will satisfy all of the comments in the Engineering review dated October 11, 2013
- Discussed with Board Attorney Michael Sullivan - the Arborists report and the Trees in the county right of way

Member Francioli - Questioned how applicant will address COAH obligations

John Wychiskala - Inglesino, Pearlman, Wyciskala & Taylor - Attorney for the applicant - Addressed how the applicant will address the obligation

Member Ferramosca - Ask for Clarification of the Truck routes onto the site

Stan Omland – Omland Engineering and John Wychiskala – Inglesino, Pearlman, Wyciskala & Taylor - Attorney for the applicant - Concurred with Member Ferramosca comments

Stan Omland – Omland Engineering - Addressed Planners report dates October 15, 2013

- Addressed the parking variances
- Addressed Planners additional comments in section C. of the report in lengthy detail

Member Byrne - Questioned directional signage and the cart corral signs and what will they say

Stan Omland – Omland Engineering referred to sheet SP-19 to address the signage on the corrals

- Described the cart corral size and location

Kevin Bolger - Planner and Landscape architect for Lowes - still under oath - Described the necessity of the signage on the corrals for public to be able to locate where the corrals are within the parking lot

Member Pinadella - Questioned the outdoor seating at the Quick Chek

Jeff Albanese - Sworn by Board attorney - Real Estate Manager for Quick Chek - Addressed the outdoor seating issue

- Gave history of the outdoor seating idea
- Gave the reasons that Quick Chek provides outdoor seating - It was requested by the consumer through corporate surveys

Member Pinadella - Suggested that they allow the outdoor seating and if it becomes an ongoing nuisance the township has the right to ask that the seating be removed

Gerardo Maceira - Township Engineer - Sworn by board attorney - Requested that the applicant agree to title 39

John Wychiskala – Inglesino, Pearlman, Wyciskala & Taylor - Attorney for the applicant -
Agreed that the applicant will agree to title 39 on the entire site

Opened to the Public
Seeing None
Closed to public

Michael Sullivan – Board Attorney - Outlined the conditions of approval if the board decided
to approve the application

Opened for Public Comment
Seeing none closed to public

Motion to Approve Preliminary and Final site plan – Minor subdivision and variances
Moved by Member Byrne, Seconded by Member Pinadella
Members Voting “AYE” Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone
Members Voting “NO” None

Stan Omland – Spoke a member of the public requested that this meeting be started with the
pledge of allegiance

Meeting Adjourned at 8:49 P.M.

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