

**Minutes of the Planning Board of the
Township Of Hanover
November 26, 2013**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05PM 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, Critchley, Deehan, DeNigris, Dobson, Donaldson, Ferramosca, Francioli, Nardone, and Pinadella

Absent were Members: None

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

Chairman reviewed the evenings agenda with the board.

Michael Sullivan - Board Attorney – Gave a brief update on litigation of Stop and Shop –v- Planning Board

Member Francioli- Gave update on Whippany Center ordinance

Chairman Robert Nardone called the Regular Meeting to order at 7:30PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- | | | |
|----|---------------------------|--|
| 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 proposed 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. Application approved with amendments and conditions October 15, 2013.

Motion to approve as written

Moved by Member Francioli, Seconded by Member Ferramosca

Members Voting "AYE" Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting "NO" None

II. EXTENSION OF TIME REQUESTS

- 1) **CASE NO.** 11-8-9
APPLICANT ROCCO & DONNA IGNOZZA & MARTY KEAGAN
OWNER ROCCO IGNOZZA
LOCATION: 22 HANDZEL ROAD
BLOCK: 8201 **LOTS:** 8 **ZONE:** R-40

Applicant proposed to subdivide the subject property into two lots for residential use and construction of two new houses on the subdivided lots. Applicant also sought "C" Variances. The application was approved February 21, 2012 and the resolution was memorialized on February 28, 2012. Applicant is now seeking an extension of time to perfect the subdivision.

Carmine Campanile - Attorney for the applicant requesting a second extension of time until April 30, 2014

Second extension granted to April 30, 2014

Moved by Member Byrne, Seconded by Member DeNigris

Members Voting "AYE" DeNigris, Donaldson, Critchley, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting "NO" None

III. MINUTES FOR APPROVAL - September 10, October 15, 22 and November 12, 2013

Motion to Approve as written

Moved by Member Pinadella, Seconded by Member Byrne

Voice vote all present in favor

IV. PUBLIC HEARINGS

- 1) **CASE NO.** 13-6-11
APPLICANT CELEBRITY ITALIANO AUTO GROUP, LLC

OWNER: WHIPPANY - 110 REALTY, LLC
LOCATION: 110 ROUTE 10 WEST WHIPPANY
BLOCK: 6601 **LOTS:** 1 **ZONE:** IB

Applicant is proposing a Maserati Automobile dealership with related service facilities. Applicant proposes to expand the existing building by providing a drive through drop off area for automobile service. Approximately 822 square foot building addition. Applicant also proposes raising the height of the roof of the building and adding a mezzanine of approximately 469 square feet. Signage is proposed together with parking lot and lighting improvements. Applicant is seeking relief from Sections 166-147C, 166-147C.1, 166-147B, 166-147D (1), 166-147D.4, 166-147D (5), 166-153K (1) a, 166-153K (2), 166-153K (3), 166-155A, 166-141L.4, 166-202C
Board Action Due By Date – JANUARY 28, 2014

Member Critchley - recused himself from this case due to an ongoing business relationship

Steven Schepis - Attorney for applicant - Gave an overview of the proposed Preliminary and Final site plan and variance request to build a Maserati Dealership

Anthony Garrett - Architect and Planner - Sworn by Board attorney - Gave an overview of his Educational and professional background

Exhibit A-1 - Google map aerial photo of proposed site

- Described the site and the surrounding area

Exhibit A-2 - 6 photos of the existing conditions and buildings on the site

Exhibit A-3 - Landscape Plan Rendering

- Described the proposed site and landscaping

- Proposing a total building footage of 9,000 square feet for the dealership

- Proposed addition is a service drop off area

- This is a boutique luxury car dealership

- Proposing a typical counter clockwise circulation around the building

- There is not vehicle inventory kept on site - this is a high end dealership - special order vehicles

- Reviewed and described the site plans

- Proposing service and business occupancy

- South of the fence line Proposing to remove the blacktop and installing brick pavers

- Discussed the flood hazard elevation - The existing building and the addition are above the flood hazard zone

- Will be requesting confirmation from the state that the data regarding the flood hazard data is accurate

- Proposing 5 signs as part of this application

- 3 building mounted signs on the front of the building

- Maserati has its corporate policy regarding signs and dictates the looks of the signs on the site

- The SERVICE sign on the North Elevation has been eliminated

Exhibit A-4 Proposed 8 foot totem sign of which top 4 feet would be the graphic

- Described the layout of the proposed dealership floor plan
- Described the bollard lighting - dropped curbing
- Described the proposed elevations
- Composite off white aluminum fascia on the building
- Proposing to remove roof structure and replace with a raised roof to allow for the lifts to raise the cars
- 6 Foot parapet will screen rooftop structures

Steven Scheppis – Attorney for the applicant - Explained the Ownership of 110 and 130 Route 10

Anthony Garrett – Architect and Planner - Described the access agreement

Steven Scheppis – Attorney for the applicant - Described the Deed history of the properties

- Gave the Property owners information for both lots

Anthony Garrett – Architect and Planner - Described the zero front yard setbacks and a gore on the property

- Addressed the 15 foot flagpole - 20 feet back from the property line
- Described the restroom facilities

Steven Scheppis - Attorney for the applicant - Described the Franchise agreement

Anthony Garrett – Architect and Planner - Addressed the Engineers memo dated November 25, 2013

- Addressed the Fire chiefs request for a fire suppression system, will design the building to meet all building codes

Michael Sullivan – Board Attorney - Swore in Gerardo Maceira Township Engineer

Anthony Garrett - Architect and Planner - Addressed the Planners review dated November 25, 2013

- Reviewed the variances out lined in the Township Planners review
- Addressed parking variances
- Addressed minimum number of loading spaces
- The high end cars that are delivered to this site are delivered one or possibly two at a time
- They are not delivered by car carriers
- Will comply and show loading area on the plan
- Reviewed all of the variances and gave proofs for the variance requests

Opened to the public Seeing and Hearing none from the public

Closed to public

Michael W. Smith - Sworn by board attorney - Director of new franchise development for Celebrity

Exhibit A-5 - Handout - brief overview of Maserati - Gave overview of how cars are configured to order

- Six weekends to three months from order to delivery
- Delivered on flatbed truck to the site
- 5-8 people on site to begin
- Sign requirements by Maserati - they have a standard for their signs on the building and the free standing totem sign
- Discussed the proposed 25 parking spaces as being more than enough for this site
- Pre-owned Maserati will be for sale behind the gates
- One receptionist - sales manager - technical advisor and one technician on site to begin - after about a year hoping to add two more technicians

Anthony Garrett - Architect and Planner - Addressed the dumpster location and garbage collection

The Board took a short break and then was back on the record

Opened to public Seeing and hearing none

Closed to public

Joseph Staigar - Traffic Engineer - sworn by board attorney - Addressed turning radius on the site for a fire truck

- Discussed the traffic impact

Opened and closed to public no members of public present

Steven Scheppis – Attorney for the applicant - Summarized the application

Board had an open discussion regarding the proposed application.

Steven Scheppis – Attorney for the applicant - The current owner will not allow any expansion of this site beyond the existing pavement

Board Continued open discussion

Steven Scheppis – Attorney for the applicant - Will have an agreement in place that the employees will be able to park on the Lexus site

Board Continued with open discussion

Michael Sullivan – Board Attorney - Summarized the Application and the conditions if approved

Motion to approve preliminary and final with variances subject to conditions

Moved by Member Byrne, Seconded by Member Francioli

Members Voting "AYE" DeNigris, Donaldson, Byrne, Deehan, Dobson, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting "NO" None

- 2) **CASE NO.** 13-11-17
APPLICANT CELEBRITY ITALIANO AUTO GROUP, LLC
OWNER V FEE AUTOMOBILE REALTY INVESTMENTS, LLC
LOCATION: 130 ROUTE 10 WEST WHIPPANY
BLOCK: 6601 **LOTS:** 13.01 **ZONE:** IB

Applicant is proposing a temporary facility on the existing Lexus dealership property to use as a Temporary Maserati automobile dealership and related uses with signage. Applicant is seeking relief from sections 166-114C.2.c, 166-147B and a Design Exception Request from section 166-104N.

Board Action Due By Date – MARCH 12, 2014

Steven Scheppis - Attorney for applicant - Gave overview of the requested temporary facility

- The Temporary Facility will be removed once permanent facility is up and running on the site next door
- Proposing Temporary Maserati dealership in front of the Lexus dealership

Anthony Garrett - Architect and Planner - Sworn by board attorney - Identified where the site is and what is being proposed

Exhibit A-1 - Referred to Google earth Aerial (used same exhibit as in prior case for permanent facility)

Exhibit A-2 – August 26, 2009 site plan by Omland Engineering

- Described the modular trailer unit - barrier free parking
- Temporary trailer is 13 feet tall 12 feet by 44 feet
- Pre-manufactured building painted white
- Discussed signage
- No freestanding sign is proposed at this site

Exhibit A-3 - Photo array of existing site –

Temporary electric service will be provided due to the fact this is a temporary site no permanent electric, gas or plumbing will be provided

- Proposing and upscale construction trailer

Steven Scheppis - Attorney for applicant - Described the signs on the site

Member Byrne - Wants the illegal signs on the site removed before any other signs are approved or allowed on this site

Steven Scheppis - Attorney for applicant - Suggested with turning over to the zoning officer for enforcement or making it a condition of approval that the illegal signs be removed before a Certificate of Occupancy is issued

- The trailer will not be allowed beyond 24 months

Michael W. Smith - Sworn by board attorney - Will use two existing car pads on the site for two Maserati's to be displayed

Michael Sullivan – Board Attorney - Summarized the Planners report dated November 26, 2013 with the applicant

- Summarized- Township Engineers – Gerardo Maceira's report of November 25, 2013

Gerardo Maceira – Township Engineer - Sworn by board attorney

No Members of the public present

Michael Sullivan – Board Attorney - 24 months commences from the issuance of the building permit and will be restored to its original state

Motion to approve preliminary and final site plan with conditions

Moved by Member Pinadella, Seconded by Member De Nigris

Members Voting “AYE” DeNigris, Donaldson, Byrne, Deehan, Dobson, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

Meeting Adjourned at 10:30 P.M.

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