

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

Chairman Robert Nardone called the Work Session Meeting to order at 7:00 PM and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly A. Bongiorno, LUA took the Roll Call.

In attendance were Members: Critchley, Deehan, DeNigris, Dobson, Ferramosca, Nardone, and Pinadella

Absent were Members: Donaldson and Francioli

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

Reviewed public meeting agenda for the evening

The Board had a presentation by the applicant for the Concept for the Quick Chek – Corner of Route 10 and Jefferson Road

John Wychiskala – Attorney for Quick Chek – Site is contaminated – Quick Chek concept is for a convenience store and gas station

- Applicant's professionals are meeting with Department of Transportation regarding road improvements

Chuck Alerio – Gave quick summary of previous meeting and described the changes that had been made to the concept plan after receiving feedback form the Board and the residents in the area

- Prepared new plan to address concerns of the town – residents and Department of Transportation
-
- Proposed widening of South Jefferson Road
-
- New third north bound lane Jefferson Road
-
- New curb radius
-
- Creating new right turn lane on Route 10
-
- Right of way improvements
-
- Entire estimate of intersection improvement cost \$2-\$2.5 million

- Right of way acquisition is \$1 million
-
- Traffic signal improvements
-
- New crosswalks and traffic signals proposed
-
- Access plan right in right out Jefferson and Route 10 and entry only from Ukraine Road
-
- Ukraine Road proposed hatch box - do not block intersection
-
- Approved 53 parking stalls on site
-
- Described cross Hatching and signage that would possibly be proposed
-
- Department of Transportation opinion – Traffic light at Ukraine Road would be too close to Route10 traffic light and intersection

Board and applicant had open discussion regarding access points and site lines

Member Nardone – Suggested widening Ukraine and dedicated left and right turn lanes from Ukraine to Jefferson

Member Pinadella- Concerned with Route10 access points

Member Ferramosca – Questioned moving Ukraine Road South

Gerardo Maceira – Township Engineer – Discussed obstacles of moving Ukraine Road

Board – Asked applicant to continue to review access points and safety issues

Member Ferramosca – Suggested looking at the Raceway and their access at corner of Route 10 and 202 in Parsippany

- Reviewed architectural renderings of the proposed Quick Chek

Blais Brancheau – Township Planner – Strongly suggests Master Plan amendment in conjunction with zoning amendment

- Cautioned the board to carefully review traffic issues and access for the site

Member Nardone - Suggested a rough outline for Blais regarding possible zoning outline of standards and zoning for BP-2 for March 12 Work Session

Chairman Robert Nardone called the Regular Meeting to order at 7:45 PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. MINUTES FOR APPROVAL - DECEMBER 11, 2012, JANUARY 8 & FEBRUARY 12, 2013

Motion to approve the Minutes for December 11, 2012 as written

Moved by Member Pinadella, Seconded by Member De Nigris

Voice vote all present in favor

The Minutes of January 8 & February 12, 2013 were deferred to a later date

II. PUBLIC HEARINGS

- 1) **CASE NO.** **12-7-6**
 APPLICANT/OWNER **ARTHUR AND SUSAN PEACH**
 LOCATION: **355/361 MALAPARDIS RD.**
 CEDAR KNOLLS
 BLOCK: 101 & 102 **LOTS: 13.06 & 12** **ZONE: R-25**

Applicant is seeking a fully conforming minor subdivision.

Board Action Date – February 28, 2013

Carried to March 19, 2013 and Extension until March 31, 2013 granted by letter dated February 26, 2013 from applicant that was read into the record by the Board Secretary

- 2) **CASE NO.** **12-12-12**
 APPLICANT **OMNICARE INC.**
 OWNER **121 ALGONQUIN PARKWAY LLC.**
 LOCATION: **121 ALGONQUIN PARKWAY**
 WHIPPANY
 BLOCK: 6802 **LOTS: 1** **ZONE: I**

Applicant is seeking to construct a modestly sized exterior backup generator system in the rear area of the property. The applicant is proposing a 850 gallon tank where a 500 gallon tank is permitted The applicant is seeking relief from section 166-195H(1)

Board Action Date – May 17, 2013

Larry Calli - Attorney for applicant - Described applicant and their functions

- Described the proposed generator and location
-
- Variance needed for tank size 500 gallons allowed and 850 gallon proposed

Lawrence Bozik - Site Engineer - Sworn by Board attorney - Gave background and professional experience

- Described the existing site today and where the proposed generator will be installed
-
- 350 kilowatt generator with 850 gallon diesel tank site 250 feet from Algonquin Parkway and approximately 100 feet from Black brook Park
-
- Applicant agrees to fully comply with all noise ordinances
-
- Proposed location of generator is not visible from surrounding areas

Member Pinadella –

Requested bollards even if they are removable on the westerly side

- Questioned truck access for fuel delivery
- Requested sound test at property line boarding residents

Michael Sullivan – Board Attorney - Discussed with board what is usually put into the resolution regarding noise testing and as-built - Hours of noise testing

Member Nardone - Requested Blais update Ordinance regarding generator regulations

Sandeep Sanyal - Sworn by Board attorney - Director of Maintenance for Omnicare

- Gave professional background
-
- Accepted by board
-
- Gave reasons why Omnicare is requesting a generator at this site
-
- Described what the generator would be backing up
-
- Will be tested for about 20 minutes each week during daylight hours
-
- Described why the tank is appropriately sized for this site
-
- Addressed why diesel fuel was chosen rather than natural gas
-
- Will comply with all state and local noise ordinances
-
- Fuel tank is a double wall tank with leak detection

Michael Sullivan – Board Attorney - Reviewed conditions

Opened to public no comments or questions from public

Closed to public

Michael Sullivan – Board Attorney - Summarized the proposed conditions

Motion to approve Preliminary and Final Site Plan and variance with conditions

Moved by Member Pinadella Seconded by Member DeNigris

Members voting “AYE” DeNigris, Critchley, Deehan, Dobson, Pinadella, Ferramosca,
and Nardone

No Members voting against the application

Meeting Adjourned at 8:15 P.M.

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