

**Minutes of the Planning Board of the
Township Of Hanover
June 18, 2013**

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

Absent were Members: Critchley, and Dobson

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

Chairman reviewed the agenda for this evening

Discussed possible Phasing the Hanover 3201 Realty Site Plan

Michael Sullivan – Advised the Shop Rite Trial has been adjourned to July by Judge due to scheduling issues.

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. | 13-3-4 |
| | APPLICANT | 15-17 SADDLE ROAD LLC |
| | OWNER | 15-17 SADDLE ROAD LLC |
| | LOCATION: | 15-17 SADDLE ROAD CEDAR KNOLLS |
| | BLOCK: 701 | LOTS: 18 ZONE: I |

Applicant sought approval to install a natural gas generator. Application was variance free. APPROVED MAY 21, 2013

Motion to approve resolution as written

Moved by Member Ferramosca, Seconded by member Pinadella

Members Voting "AYE" DeNigris, Donaldson, Byrne, Deehan, Pinadella, Ferramosca, Francioli, and Nardone
Members Voting "NO" None

- 2) **CASE NO.** 12-12-11
 APPLICANT NORMAN GALE BUICK, GMC, CORP
 OWNER 1247 GALEMBO REALTY, LLC
 LOCATION: 1247 ROUTE 10 CEDAR KNOLLS
 BLOCK: 1102 **LOTS:** 1 **ZONE:** I-B

Applicant sought Preliminary and Final site plan approval and variance relief to construct an addition and related improvements to an existing automobile dealership. The applicant sought relief from section 166-147C (3) and 166-147D (2), (3) and (4) as well as any other variances that may have been required. APPROVED MAY 21, 2013

Motion to approve resolution as written

Moved by Member DeNigris, Seconded by Member Pinadella

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

Members Voting "NO" None

II. MINUTES FOR APPROVAL - May 14 & 21, 2013

Motion to approve minutes as written

Moved by Member Pinadella, Seconded by Member Ferramosca

Voice Vote all present in favor

III. PUBLIC HEARINGS

- 1) **PUBLIC HEARING – DETERMINATION OF AREA IN NEED OF REDEVELOPMENT**
 BLOCK: 4001 **LOTS:** 9

Board will conduct a public hearing concerning whether or not the above mentioned property commonly known as the Aidekman Family Jewish Community Campus, qualifies as an "area in need of redevelopment". **Township Committee Resolution rescinding its prior authorization for the Planning Board to Conduct an investigation adopted by the Committee on May 23, 2013**

Determination of area in need of redevelopment - No further action necessary by the board

- Gave brief history of property and the uses
- Building is currently 78% leased tenants are mostly medical offices and some administrative offices for the surgery center
- Gave an overview of the existing tenants and what they do

Michael Sullivan – Board Attorney - Noted for the record that Member Ferramosca left the dais and will not be participating in this hearing

Exhibit A-1 - Photo of building showing signs superimposed on the building

- Feels that the proposed signage is necessary because they are having issues with people not being able to find the building
- Feels that the signs being proposed fit well with the size of the building and are well scaled

Member Francioli - Feels that unless the board has any objection they could move on from the need for the sign and move onto the next witness - no objection from the board

Opened to the public, with no comments from the public meeting closed to the public

Richard Smith, Jr. - Sworn by board attorney - Surveyor and planner for the applicant

Exhibit A-2 - Google Map overlay of the proposed sight and signage

- Replacing the existing monument sign and once the building is fully leased the real estate sign will be removed
- Described the proposed signage and their locations and sizes and lighting - visibility from the road

Christopher Quinn - Attorney for the applicant - Clarified the needs for the signs and the challenges for getting clients onto the site

- The landscaping on site proposed a visibility problem and gave the needs for the different signs on the site and the building

Richard Smith Jr. – Surveyor and planner for the applicant - Described the building signs

- Feels need to deviate from the allowed height of the lettering on the building sign is needed for visibility from the street

Member Pinadella - Feels that the applicant should consider closing the access driveway from Ridgedale Avenue

Andrew Billing - 1100 The American Road Morris Plains - General Manager and Co-Manager of 197 LLC –

The building sight is environmentally challenged

- They are not allowed to disturb controls put in place through the DEP who oversees the cleanup

Michael Sullivan – Board Attorney - Referred to Planner and Engineers reports - discussing the bridge sign that is existing but not previously approved

Richard Smith Jr. – Surveyor and Planner for the applicant - Described what the sign on the bridge materials are

Christopher Quinn – Attorney for the applicant - Questioned board how they interpret the signage on the bridge - directional or freestanding

Andrew Billing - 1100 The American Road Morris Plains - General Manager and Co-Manager of 197 LLC - They could live without the bridge sign if required

Christopher Quinn – Attorney for the applicant - in lue of bridge sign asking for a conforming directional sign

Michael Sullivan – Board Attorney - Reviewed the Township Planners report and Engineers reports

Opened to the public Hearing no comments from the public

Closed to public

Christopher Quinn – Attorney for the applicant - Summarized reasons and requests for the signage

Board Deliberated

Member Pinadella - Would like to see RIDGEDALE AVENUE added to the sign - would also like an effort to work with DEP to close Ridgedale Avenue entrance

Member Byrne - Does not see purpose to close entrance

Board decided against requesting the Ridgedale Avenue driveway be closed

Michael Sullivan – Board Attorney - Summarized conditions

Motion to approve with conditions

Moved by Member Byrne, Seconded by Member DeNigris

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

Members Voting “NO” None

Member Ferramosca - Rejoined the meeting

- 4) **CASE NO.** 13-3-3
 APPLICANT Lord, Abbett & co., LLC
 OWNER 115 SJ Investors, LLC
 LOCATION: 115 South Jefferson Road (300 Convergence Way)
 Whippany
 BLOCK: 3601 **LOTS:** 12 **ZONE:** OB-RL

Applicant is seeking preliminary and final site plan and bulk variance approval to install a diesel fuel emergency generator. The applicant is seeking relief from sections 166-191H (1). **Board Action Date – September 25, 2013**

Christopher Quinn - Attorney for applicant - Gave overview of the application and the site

- Reviewed the need for the generator
- Seeking preliminary and final site plan approval and variance for the 710 gallon fuel tank for the generator

Michael Costello - Sworn by the board attorney - Engineer for the applicant
Exhibit A-1 - Aerial image of the property

- Described the property and the uses on the site
- Described the location of the proposed diesel generator
- Generator will be used for emergency use only
- Run time would be approximately 30 hours with full tank
- Generator would be exercised one hour per week
- Described generator location - 500 feet from the nearest property line - complies with all noise regulations
- Applicant did consider a natural gas unit - it would be a much larger unit and the possibility of natural gas lines being shut down in a disaster situation would defeat the purpose of the generator
- Fuel tank within unit is double walled unit
- Steel bollards would be used as a protective barrier
- Will meet all state and local noise requirements
- Looked at alternative locations and this was the most effective location
- Will add additional bollards if required by the Township Engineer
- Will only conduct testing between 10AM and 3PM

William J. Murphy - 41 Warren Street - Sworn by board attorney - Concerned with the fuel tank size and having to cope with more gallonage in case of emergency or spill

Michael Costello – Engineer for the applicant - Addressed the tank size is necessary to provide uninterrupted power

- Re-addressed the safety design of the tank - oil water separator will be installed
- Providing steel filled concrete bollards to protect unit

Member Sullivan - Summarized the application and the conditions if approved

Motion to approve

Moved by Member DeNigris, Seconded by Member Deehan

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

Members Voting "NO" None

- 5) **CASE NO.** 13-3-5
APPLICANT/OWNER Hanover 3201 Realty, LLC
LOCATION: Sylvan Way @ Ridgedale Avenue Cedar Knolls
BLOCK: 3201 **LOTS:** 1 & 2 **ZONE:** OB-DS

Applicant is seeking preliminary and final site plan and bulk variance approval for the construction of five buildings totaling 170,550 sf with one of buildings designated as being a 140,000 sf. Wegman's, surface parking for 1178 cars, onsite storm water facilities, building signs, two driveway signs and two onsite freestanding signs, parking lot landscaping, retaining walls with fencing. Applicant is seeking relief from sections 166-125C (2) and 166-153H **Board Action Date – September 18, 2013**

Glenn Kienz - Attorney for the applicant - Gave introductory remarks - Gave overview of the proposed square footage

- Now requesting Preliminary site plan approval for the entire site and final for the 140,000 square foot supermarket

Joseph Flemming - Sworn by board attorney - Accepted by board as licensed professional engineer

Exhibit A-1 - Mack-Cali Hanover Mobile access plan

Exhibit A-2 - Illustration Plan showing site being proposed and the building locations

- Described the proposed site and the location as well as the existing conditions of the site
- Described the undeveloped that is at the site today
- Described wetlands locations
- Described parking on the site - parking complies with the ordinances
- Described access and circulation on the site
- Described how the trucks access the loading zones
- Discussed bank and how to access drive- thru
- Addressed the request for relief from not putting in curbing along the sidewalk around the supermarket building
- Described the desire to create generous curb radius and extend the sidewalk from the hotel up to the first intersection and have pedestrian access from the hotel to the Wegmans site
- There are engineered left hand turn slots on Sylvan Way engineered by the traffic data
- Addressed storm water regulations and storm water quality

- Discussed wastewater, manhole connections - collection systems portable water
- Will meet with Township Officials and fire chief to discuss hydrant locations
- Have agreements with all of the utilities providers
- Discussed how water quality basins work
- The woody materials and grasses may need to be clear cut and replaced every 10 years or so
- Discussed Landscaping plan
- Will sit down with Township Arborist for the landscaping and tree plans
- Addressed garbage refuse areas on the site
- Will address dumpster enclosure and the materials it will be made from at final approval for phase II
- Described the lighting for the site
- Will come up with a strategy for turning off of certain lights after hours
- There will be a generator on the site located on the site behind Wegmans - fueled by natural gas and will meet all noise ordinances

Michael Sullivan – Board Attorney - Summarized the Phasing plan and what Phase I and Phase II will consist of

Joseph Flemming - Professional Engineer for the applicant - Cart corrals are distributed throughout the site and the parking spaces being utilized are not to be counted in the space count

- The cart corrals will not have signage on them but will have canopies on them
- Described the guiderails that will be used on the site

Gerardo Maceira – Township Engineer - Sworn by board attorney - A six foot fence in the front yard would require a variance

Joseph Flemming – Professional Engineer for the applicant - Described the directional signage on the site

Michael Sullivan – Board Attorney and Glenn Kienz - Applicants Attorney - Addressed items in the Township Engineers report dated June 15, 2013

Gerardo Maceira – Township Engineer - Questioned getting the sidewalks extended to the restaurants sites on Sylvan

Joseph Flemming – Professional Engineer for the applicant - Will look at this item when they come in for Phase II

Tom Golden - Sworn by board attorney - Assistant Vice President and Planner for the applicant - Described where the flagpole and the bike racks will be located on the site

Opened to public - seeing and hearing no members of the public.

Closed to public

Joseph Staigar - Traffic Engineer for the applicant- Accepted by the board - Traffic report is part of Department of Transportation application

- Described the traffic report and trip generation
- Status of the application with Department of transportation - Currently waiting for final review comments - they have received the interim comments received were concerned with backups on the west bound lane - the changing in timing will address these issues
- Looked at the intersection of Route 202 and Sylvan Way and Entin Road and Sylvan Road intersections
- There is a good dispersion of traffic at these sites
- Addressed the 4 access points for this site and the proposed improvements
- Entin Road- Route202 - Dryden Way – Route 202 and SylvanWay Route 10- Ridgedale Avenue
- Addressed the left turn lanes getting into the site from Sylvan Way
- Will be adding a left hand turn lane on Route 10 on East Bound side
- Addressed Member Ferramosca's questions regarding access to the sites

Opened to the public – seeing and hearing none

Closed to public

Tom Golden – Assistant Vice President and Planner for the applicant - Addressed the signs and the variance relief being requested

- Sign on the building face of WEGMANS - exceed the square footage and the height of the Wegmans sign and the Market Cafe sign on the building
- Larger building commands a larger sign
- Addressed the variances for the concrete curb rather than the granite block curb
- Sign on the Wegmans building - ICON sign is a place setting - Board does not feel this is a sign that requires a variance
- Addressed the Planted Buffer variance

Member Pinadella - Wanted at least a 48" fence around the detention basin

Joseph Flemming – Professional Engineer for the applicant - They will install a 48" fence

Board - If a variance is required for the 48" they will grant the variance for the higher fence

Tom Golden – Assistant Vice President and Planner for the applicant - Will address some recreation uses in the Phase II plan

- Will bring suggestion to have the east and west ends of the building match with the copulas to Wegmans

Opened to the public, seeing and hearing none closed to public

Glenn Kienz – Attorney for the applicant - Summarized the applications

- Requested 5 year period of protection for approvals

Michael Sullivan – Board Attorney - Approval must be for 150,000 square feet or more for 5 year extension - and the application does not meet that requirements

Glenn Kienz – Attorney for the applicant - Phase II carried until December 17, 2013 and granted extension until the end of December 2013.

Michael Sullivan – Board Attorney - Summarized approvals - phasing and conditions

Motion to approve - Preliminary and final on Modified Phase I and Preliminary on Phase II - with conditions

Moved by Member Byrne, Seconded by Member Ferramosca

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

Member Voting “NO” Pinadella

Meeting Adjourned at 10:56 P.M.

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