

**Minutes of the Planning Board of the
Township Of Hanover
June 25, 2013**

Chairman Robert Nardone called the Work Session Meeting to order at 7:03 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

Member Francioli – Wegmans Route 10 update request for east bound left hand lane denied by the DOT

- The Mayor may need to go to Trenton because if Wegmans does not get east bound left turn lane Wegmans may pull out of lease.
- The Mayor has a tentative meeting with Department of Transportation on July 5th
- Gerardo Maceira – Township Engineer - will be on vacation and Dave Leo the Assistant Township Engineer may have to go with the Mayor

Chairman Nardone – Reviewed the Shop Rite resolution approved variances to compare variances granted for Shop Rite and those requested by the Lowes/Quick Chek application

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.** 13-4-6
APPLICANT/OWNER 197 Ridgedale Avenue, LLC
LOCATION: 197 Ridgedale Avenue Cedar Knolls
BLOCK: 2104 **LOTS:** 2 **ZONE:** I-5

Applicant sought preliminary and final site plan and bulk variance approval to permit the installation of one facade-mounted building sign and one free standing identification sign to support the existing medical office. The applicant sought relief from sections 166-147B, 166-147C (3), 166-147C (4), 166-147D (1), and 166-147D (5)
Application approved June 18, 2013.

Motion to accept the resolution as written

Moved by Member Francioli, Seconded by Member De Nigris

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

Members Voting “NO” None

- 2) **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 sought preliminary and final site plan and bulk variance approval to install a diesel fuel emergency generator. The applicant sought relief from sections 166-191H (1). Application approved June 18, 2013.

Motion to approve the resolution as written

Moved by Member Pinadella, Seconded by Member Ferramosca

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

Members Voting “NO” None

- 3) **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 sought preliminary and final site plan and bulk variance approval for the construction of five buildings totaling 170,550 square feet 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 sought relief from sections 166-125C (2) and 166-153H. **Applicant received Preliminary and Final Site Plan Phase I: Wegmans Supermarket Building Preliminary Site Plan – Phase II: Three Restaurant Buildings and Bank Building Tree Removal Permit and Variances on June 18, 2013**

Motion to approve the resolution as written

Moved by Member Ferramosca, Seconded by Member Francioli

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

Members Voting "NO" None

II. MINUTES FOR APPROVAL – JUNE 11 & 18, 2013 - Deferred to a later date

III. PUBLIC HEARINGS

- 1) **CASE NO.** 13-4-7
APPLICANT/OWNER 115 SJ Investors, LLC
LOCATION: 115 South Jefferson Road Whippany
BLOCK: 3601 **LOTS:** 12 **ZONE:** OB-RL

Applicant is seeking preliminary and final site plan and bulk variance approval to permit the installation of four façade-mounted building signs three identification signs and one tenant identification entrance sign and five free standing signs two monument identification signs and three directory signs to support the existing commercial/office campus. The applicant is seeking relief from sections 166-147B, 166-147C(3), 166-147D(1), 166-147D(3), 166-147D(4), 166-147E(1)(d), 166-147E(1)(e), 166-147E(1)(f), 166-147E(3)(c), and 166-147E(3)(g).

Board Action Due By Date – SEPTEMBER 17, 2013

Craig Gianetti - Attorney for applicant - Firm of Day Pitney - Gave an overview of the application and the requested variances

Ross Chomik - Sworn by board attorney - Director of Acquisitions of Vision Equities - owners of properties - Gave an overview of the acquisition of the property and the vision they have for the property going forward

- Main goal of owner is to change the paradigm of the property
- Building 100 out front has come down due to the fact it was obsolete
- Extensive landscaping project going on the property
- One tenant is JP Morgan and the other is Barclay's
- This is now a multi-Tenant property

Exhibit A-1 - Rendering of property in Questions

- Described the building on the property and the tenants and uses currently in each building
- Described the Powerhouse on the property

Exhibit A-2 - Rendering of Building 200 on the site

- This building is currently empty
- Described the building improvements
- Will alter the exterior

- Described the upgrades that will be made to the building
- Requesting the signage package because they are trying to develop Class A office complex
- Described how the locations of the requested signs was determined
- Class A tenants need to have signage
- Proposing professional quality materials for the proposed signs

Opened to public

Seeing none - Closed to public

Michael Costello - Project Engineer - Sworn by Board Attorney

Exhibit A-3 Aerial of Project in Question and adjacent Roadways

- Described the property and the existing building locations

Exhibit A-4 - Sheet 2 of Bohler Plan set with highlighting showing proposed sign locations

Exhibit A-5 - Colored rendering of sign dimensions

- Described the sign locations – dimensions – materials – setbacks
- Described the sign lighting
- Described the driveway directional signs and their locations
- Directional sign function is to move the visitors around the site

Exhibit A-6 - Colored rendering showing building 200 proposed signage

- Proposing 200 Crossings Way sign on the awning of building 200
- Reviewed Township Planner - Blais Brancheaus review letter dated June 20, 2013
- Addressed sight lines and impairments - there are none and will address on revised plan
- Addressed Township Engineer Gerardo Maceiras review dated June 6, 2013

Opened to board for questions

Member Ferramosca - Questioned the amount of buildings and the amount of signs being requested

- Asked Mr. Costello to describe the importance of each sign

Michael Costello- Project Engineer - Described how each sign would help identify and move visitors around the site

Ross Chomik - Director of Acquisitions of Vision Equities - Described the signage and its locations on the site

Member Deehan - Questioned gates and guard house

Michael Costello- Project Engineer - Those are being removed from the site

Opened to the public for questions and comments - seeing none closed to public

Member Pinadella - Prefers to see address replace tenant signs on the proposed monument sign

Ross Chomik - Director of Acquisitions of Vision Equities - Buildings are being identified as the "The Crossings at Jefferson Park" Currently getting the names of the street Crossings Way added - Waiting on The Postmaster for street address changes - Street name changes approved by Township Administrator and a letter has been submitted to the Postmaster to have the streets named Crossings Way

Member Francioli - Does not have a problem with the Branding of the name The Crossings

Majority of Board does not feel the corporate tenants name need to be removed from the proposed sign

Majority of Board does not feel the address needs to be listed on the master free standing sign

Michael Sullivan – Board Attorney - Summarized conditions

Motion to approve with conditions

Moved by Member Francioli, Seconded by Member Deehan

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

Members Voting “NO” Pinadella

- 2) **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, 00 0 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.

Board Action Due By Date – OCTOBER 1, 2013

Chairman Nardone - Gave comments that the Board is somewhat surprised at the density and the variances proposed at this sight - hoping applicant witness testimony will address some of the boards concerns right up front

John Wychiskala - Attorney for the applicant - Gave brief overview of the proposed uses and the history of the property

- Does not know who the final end user for the retail pad sight will be - Seeking only preliminary approval at this time
- Will be installing a traffic light at the county garage property and will have a cross access easement between the property owner and the county
- This is a brownfield site - there are remedial caps at the sight - they will be taking some additional remedial action at this sight
- Addressed potential Use variances - rental of motor vehicles and trailers - for the purposes of this application aspect they are removing this from the application to eliminate the "D" variance

Exhibit A-1 - Reduced size exhibit hand out

Blais Brancheau - Township Planner – Gerardo Maceira - Township Engineer and Stanley Omland – Omland Engineering – Engineer for the applicant - all sworn by board attorney

Stanley Omland - Omland Engineering - Engineer for the applicant

Exhibit A-2 - Existing Conditions 2013 aerial photo of site

- Described the existing conditions
 - The remedial CAP areas A&B
 - Described road frontage and jurisdiction
 - Property does not contain any steep slopes
 - Suitable property for development of retail use
- Exhibit A-3 - Hanover Crossroad - colored rendering of excerpts of site plan sets

- Described the proposed Lowes and retail pad
- Described the proposed Quick Chek gasoline station
- Addressed the requested subdivision
- Asking for minor subdivision for the three uses
- Purpose to individualize entities for identification
- Discussed County regional road study
- Applicant complies with requests to: Widening of Hanover Avenue
- 15 ft. of land deeded to county
- Traffic signal modifications

- Interconnection with county property - county will be closing its driveway and using signalized access through proposed site
- Described the different road improvements and who will be responsible for the different improvements
- 156,000 square foot Lowes proposed, 120,000 retail, 36,000 garden center, 9,200 sq. feet outdoor sales
- Discussed the different access points to the site
- Described loading zone in the front of the store
- Described the truck turning area located in the rear of the store
- Addressed the parking on the site
- 435 parking spaces provided for Lowes
- Quick Chek 5,500 square foot building 8 gasoline pump
- Discussed isle widths around the Quick Chek
- Parking for the Quick Chek - 45 spaces provided - loading behind the building and is sufficient in length and width
- 11,000 square foot retail building - tenants are unknown at this time - could be up to 8 tenants at the retail building - proposing 55 spaces
- Gave an overview of the Zoning of the site and the layout of the site
- Discussed access points to the sight
- Described dumpster locations and the enclosure materials and screening
- Trucks can circulate through this site safely
- Discussed retail visibility from the local streets
- Back of property has a retaining wall modular block subject to review by the Township Engineer
- Described the westerly driveway retaining wall
- The easterly driveway has walls on both sides
- Wall in front of the Quick Chek building
- Wall between Property in Question and County property is as high as 14 feet
- Discussed Storm water Management and recharge
- Addressed the lighting on the site
- Discussed the 25 feet and 20 foot high LED lighting proposed
- Building mounted lights and lights under the canopy
- Addressed landscaping and tree removal and replacement/obligation
- Will ask the board for relief from tree replacement due to the improvements required by the county in the right of way
- Discussed sidewalk system along Hanover Avenue Internal sidewalks
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Board took a short Break

Once back on the record

Stan Omland - Omland Engineering – Engineer for the applicant - Described Sidewalk plan for the site and the surrounding

Member Pinadella - Questioned pavers at the corner of the property to get into Quick Chek

Exhibit A-4 - Existing colored photo of photo looking towards STS
Exhibit A-5 - Rendering of Quick Chek
Exhibit A-6 - Colored photo of existing site
Exhibit A-7 - Photo simulation showing PQ from corner of Ridgedale and Hanover

Member Ferramosca - Questioned left turns coming out of the facility - Board was very clear during concept stage was safety and offsite improvements, barrier to prevent left turns from the Morris County Mall and Lowes site

Member Francioli - Wants applicant to get feedback from the Police Chief regarding access and left hand turns - believes needs more consideration for turning accesses

Opened to the public

Roberta LaRocca - Questioned why another Quick Chek is needed

Closed to public

Lee D. Klein - Consultant with Omland Engineering - Traffic Engineer accepted by the board - Discussed Traffic Impact Study dated November 12, 2012

- There are going to be impacts but they will be addressed with the improvements that are proposed and timing improvements that are proposed
- Reviewed trip generations and credits

Board - requested their own copies of the traffic study

John Wychiskala – Attorney for the applicant - Will make sure board gets copies

Blais Brancheau – Township Planner - Questioned when the County planned on making their road improvements

Lee D. Klein – Consultant with Omland Engineering – Traffic Engineer - Not sure of the scheduling timing by the County

Stanley Omland - Omland Engineering – Engineer for the applicant - Explained how the road improvements would work depending on the progress of the development and who develops first on the site

Motion to carry Case to July 23, 2013

Moved by Member Ferramosca

Seconded by Member De Nigris

Voice vote – all present in favor

Case carried to July 23, 2013

IV. OTHER BUSINESS

Referral of Ordinance 19-2013 revising the regulations for above ground storage or processing tanks back to the Township Committee and Authorization for the Chairman to sign the referral letter.

Motion to approve ordinance 19-2013 as written Referral of Ordinance 19-2013 to the Township Committee and authorization for the Chairman to sign letter to Township Committee Approved

Moved by Member Ferramosca, Seconded by Member De Nigris

Members Voting "AYE" DeNigris, Donaldson, Byrne, Deehan, Dobson, 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