

**Minutes of the Planning Board of the
Township Of Hanover
July 23, 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 Bongiorno took the Roll Call.

In attendance were Members: Byrne, Critchley, Dobson, Ferramosca, Francioli, Nardone, and Pinadella

Absent were Members: Deehan, DeNigris, and Donaldson

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

Michael Sullivan – Board Attorney – presented an overview of the pending lawsuit brought forth by Anesti Markoglu

Motion for Board Attorney - Michael Sullivan to defend the Planning Board in the matter of Anesti Markoglu V Frederick C, Meola Township of Hanover Planning Board and the Township Council of Hanover Township Docket No. MRSL 1170-06

Moved by Member Francioli, Seconded by Member Pinadella

Members Voting “AYE” Critchley, Byrne, Dobson, Pinadella, Ferramosca, Francioli, and Nardone

Members “NO” None

Joseph Burgis – Reviewed Soco-Economics draft report

3 Issues

Basic Components

Highlighted Main findings of the report

8 project studies

19% increase in population

Increase of school age children

Net revenue loss to township

Local School

Regional School

Joseph Burgis – discussed with Member Francioli the numbers

- Discussed school impacts

- Household retail trade expenditures
- Reviewed the sites they looked at and their layouts
- Number of Bedroom units need to be reduced in order not to grossly impact the schools and the community

Member Nardone - Disagrees with the financial stats

Blais Brancheau – Township Planner – Questioned what happens when the schools in the district reach capacity

Member Byrne - Wants to get deeper into the numbers

Member Pinadella - Need to consider looking at density when they consider new residential development

Member Nardone – Need to be more enlightened approach to the financial aspects

- Discussed the affordable units and their impact on the school system

Member Nardone – Asked Joseph Burgis to add the feedback received this evening and incorporate into a new draft

Chairman Robert Nardone called the Regular Meeting to order at 7:38 PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. RESOLUTIONS MEMORIALIZED

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**

Motion to approve the resolution as written

Moved by Member Francioli, Seconded by Member Pinadella

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

Members “NO” None

II. MINUTES FOR APPROVAL - JUNE 11, 18, & 25, 2013

Motion to approve all three sets of minutes as written.

Moved by Member Pinadella, Seconded by Member Byrne

All present in favor, none opposed

III. PUBLIC HEARINGS

- 1) **CASE NO.** 13-6-10
APPLICANT/OWNER Anthony DeCaro
LOCATION: 45 Mountain Avenue Cedar Knolls
BLOCK: 1305 **LOTS:** 12 **ZONE:** R-10

Applicant is seeking a fully conforming Minor Subdivision

Board Action Due By Date – August 3, 2013

Alan Trembulak - Attorney for applicant - Gave overview of minor fully conforming sub-division

- Applicant will comply with all comments and conditions in the Township Planners July 18, 2013 and Engineers July 18, 2013 reports

Opened to the public

Seeing and hearing no comments

Closed to public

Motion to approve subject to Engineers and Planners update

Moved by Member Pinadella, Seconded by Member Francioli

Members Voting “AYE” Critchley, Byrne, Dobson, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

- 2) **CASE NO.** 13-1-2
APPLICANT Hanover Ridgedale, LLC (Lowes, Quick Chek)
OWNER Hanover Ridgedale, LLC & Hanover Acquisition, LLC
LOCATION: 110 East Hanover 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, 2013. ***Board Action Due By Date – OCTOBER 1, 2013***

John Wychiskala – Attorney for the applicant - Gave overview of the last hearing on June 25, 2013

Stanley Omland - Omland Engineering - Previously sworn met with Chief Gallagher and reviewed accident reports

Exhibit A-8 Alternate Layout "A" focuses on Quick Chek area

- Pedestrian access to the site was an issue at the last meeting
- Provided more definitive pedestrian movements
- Connection between retail and the Quick Chek
- These changes would be added to the design plans if approved
- Dumpster is an appendage to the building and will blend with the building
- Realigned the driveway on Ridgedale Avenue

Lee Klein – Traffic Consultant for Omland Engineering - Previously sworn at June 25, 2013 meeting and is still under oath

- Discussed traffic counts and what benefits are associated with the current modifications
- Discussed the build, no build

Exhibit A-9 Traffic Volume tabulation and comparison

- Discussed the numbers on Exhibit A-9 with the Board and how they were calculated
- Discussed increase in traffic and trip generations and impacts and the times of day each exists and will affect the area surrounding this development
- Discussed service levels

Member Nardone - Questioned impacts on surrounding businesses and how this will affect the traffic study

- Questioned what constitutes a failed intersection

Lee Klein – Traffic Consultant for Omland Engineering - Anything over 80 second delay

Member Nardone - Surprised to see that this development has an impact all the way back to Speedwell Avenue

Lee Klein – Traffic Consultant for Omland Engineering and Board - Had a lengthy discussion on impact - traffic volumes - growth factor - county improvements - county municipal garage access - and purposed traffic light

Member Pinadella - Wants to see counts for County trucks accessing the site
- Wants the driveway access from this site to the county garage closed

Member Ferramosca and Lee Klein – Traffic Consultant for Omland Engineering - Lengthy discussion regarding traffic counts - level service summary - mitigation measures and improvements

- Widening of Hanover Avenue - the applicant is undertaking these improvements not the county

Blais Brancheau - Township Planner and Gerardo Maceira – Township Engineer - Sworn by board attorney

Stanley Omland – Omland Engineering - The developer is making the signalized road improvements and that will improve the traffic in this area

- The southern leg improvements to Ridgedale will be done by others
- Added turn lanes and change in signal timing improvements bring the service levels to acceptable levels
- Developer is making improvements that are shown on the plan and will do the work that the county had requested
- Modifying intersection at Hanover and Ridgedale as well as installing light at westerly driveway and also doing improvements at that intersection

Lee Klein – Traffic Consultant for Omland Engineering - Ridgedale and Hanover Avenue all traffic movements are being improved with this development

- Northerly driveway access on Ridgedale Avenue - Accident history and line of site discussed
 - Reviewed crash records May 2009-2013 - 5 year history - in the 5 year period there was only 6 accidents and in a 12 month period only 2 crashes
 - The crash rate does not warrant a traffic control modification to make the left hand turn out of the site onto Ridgdale
 - Southern intersection there were 12 accidents and less than half of those were due to illegal left hand turns out of the Cedar Knolls Mall
 - 2008 southern driveway 6 crashes 2009 & 2010 3 crashes and & 2011 0 crashes
- Exhibit A-10 - Ridgedale Avenue Exhibit

- Discussed driveway and access to and from Ridgedale Avenue
- Described line of site at this driveway - 350 feet in each direction - 35 MPH posted speed limit
- No additional improvements - center islands are warranted in this area of Ridgedale Avenue
- Addressed left turns into the site northbound on Ridgedale - less than one per minute

Blais Brancheau – Township Planner - Questioned what the impact would be if there was not a left hand turn into the site from the Northerly site on Ridgedale and how it would affect the level of service at the intersection

Lee Klein – Traffic Consultant for Omland Engineering - Would have to re-run the calculations - but as designed give people traveling to the site more choices to enter the site

Blais Brancheau – Township Planner - Reviewed alternate designs for access to the site and internal circulation

Blais Brancheau – Township Planner and Stanley Omland – Omland Engineering - Discussed alternate driveway and access designs to the site

Blais Brancheau – Township Planner - Reviewed the current access and internal circulation and described an alternate option

Stanley Omland – Omland Engineering - Addressed the movements on the internal intersection and requested that it stays as designed, feels it is a safe and appropriate movement

Lee Klein – Traffic Consultant for Omland Engineering - The current design forces people to slow down and prevents straightaway driving and speed

Opened to the public

Dennis Fashano - 39 Forest Way - Questioned county study - did they take this shopping area and Shop Rite into consideration

Stanley Omland – Omland Engineering - Study was brought about by Hanover contemplating changing the IB-3 zone - Described how the County study, Shop Rite, this project and Drummond site were all taken into consideration in the County report

Dennis Fashano – 39 Forest Way - Questioned truck traffic and how future counts were calculated

Lee Klein – Traffic Consultant for Omland Engineering - Addressed the growth and trip generation

Dennis Fashano – 39 Forest Way - Questioned widening of Hanover Avenue

Stanley Omland – Omland Engineering - Described where the road widening will take place that is the developers responsibility on Hanover Avenue Ridgedale will have restriping and will not be widened

Maria Florio - 44 McNab Avenue Cedar Knolls - Questions regarding Ridgedale Avenue
- Concerns with increase to traffic on local streets

Stanley Omland – Omland Engineering - Does not feel there will be cut through traffic
by out of town visitors possibly the local residents may cut through

Maria Florio – 44 McNab Avenue Cedar Knolls - Questioned study that Planning Board
conducted from Ridgedale Avenue to Route 10 and how will the local streets and access
for them to Ridgedale be affected

Lee Klein – Traffic Consultant for Omland Engineering - Again review proposed site
access and trip generation

Maria Florio – 44 McNab Avenue Cedar Knolls - Questioned if so many uses were not
being proposed for the site would the need for less access points

Lee Klein – Traffic Consultant for Omland Engineering - Did not take internal trip
capture into account

Perry Florio - 44 McNab Avenue Cedar Knolls - Questioned back up or stacking heading
east addressed - West bound Hanover Avenue from county library to the site

Lee Klein – Traffic Consultant for Omland Engineering - The road improvements
proposed will help increase the capacity
- Will be improved by this development - the traffic signal is the bottleneck - once the
improvements are made will help alleviate traffic accidents at middle driveway of the
Cedar Knolls Mall there were 33 accidents from May 2009-2013
- Described the differences in the mall driveway and their driveways

Lee Klein – Traffic Consultant for Omland Engineering - and Perry Florio 44 McNab
Avenue Cedar Knolls - Had a lengthy discussion regarding access onto Ridgedale
Avenue and trip generations
- Square footage of retail space

Lee Klein – Traffic Consultant for Omland Engineering - Will bring the ITE book to the
next meeting
- Again reviewed the peak weekday and weekend trip generations for each use on the
site

Closed to public

Member Ferramosca - Questioned turning movements on Ridgedale Avenue and stacking

Lee Klein – Traffic Consultant for Omland Engineering - and Member Ferramosca -
Discussion regarding turning access

Stanley Omland – Omland Engineering and Member Ferramosca - Discussed courtesy gaps and access to and from the existing Sunoco site

Member Francioli - Questioned square footage of Lowes garden center area - 31,000 square footage - and building area is 124,721 square feet - 156,125 Total
- Garden center - building and canopy area

David Koerner - Engineering design director for Lowes - Sworn by board attorney

- Gave overview of his position and responsibilities with Lowes
- Lowes presently has approximately 750 stores United States, Canada and Mexico
- Hours of operation Monday-Saturday 6am - 10pm Sunday 7am -8pm
- Employees projected approximately 150-175
- Employees 80% of employees are full time
- Both full and part time employees receive benefits
- Peak hours of operation Friday 4pm-7pm and Saturday 11am-2pm
- Cater to retail customer
- Discussed truck deliveries - 20-25 deliveries per day
- The tractor trailers trips are 8-10 are WB67, and deliveries are only during hours of operations
- Lowes has a regional distribution center
- Lowes controls how and when the trucks come to the store
- Has the availability to dictate when and how they access the store
- The only after hours activities are internal to the store
- Described where the loading docks are and how they access the store
- The 2 tractor trailer beds are stored at the store one is used for white metal recycle and the other is for cardboard - when they are full the hauler comes and removes them and replaces them with new ones
- Described the trash chute and how it access the compactor
- Fence at garden center is 20 feet high

Member Nardone - Questioned if the retail site is important to the Lowes

David Koerner - Engineering design director for Lowes - Accessory retail brings in the impulse buyer rather than just the destination buyer if it were Lowes only

- Showed how the Lowes trucks enter and exit the site referred to Exhibit A-3 and described the truck access to the site
- Does not want the trucks interacting with the customers
- Discussed shielding of lighting on the site
- This site will have LED lights

Member Critchley - Questioned off-loading for the garden center

David Koerner - Engineering design director for Lowes - Refrigerated small box trucks are what service the garden center site

- 75 employees at max on peak shifts

Opened to the public

Dennis Fashano – 39 Forest Way - Questioned the size of this store compared to others in the area

David Koerner - Engineering design director for Lowes - This store is smaller than the other stores in Butler and Mount Olive - recycling is usually picked up once a week

Maria Florio – 44 McNab Avenue Cedar Knolls - How many of the approximate 35 Lowes Stores on New Jersey are on major highways

David Koerner – Engineering design director for Lowes – most of them are

Perry Florio – 44 McNab Avenue Cedar Knolls - How many New Jersey stores are stand alone

David Koerner – Engineering design director for Lowes – Approximately 75% are in shopping centers

Closed to public

Motion to carry case to the August 27, 2013 meeting - No further proof of notice required

Moved by Member Ferramosca, Seconded by Member Pinadella

All Present in Favor

IV. OTHER BUSINESS

- 1) **Referral of Ordinance 22-13 Back to the Township Committee**
Amending the Regulations for Tree Preservation Removal and Planting
- 2) **Referral of Ordinance 17-2013 Back to the Township Committee**
Changing the Zone Classification of Block 9202, Lot 15, also known as 62-66 North Jefferson Road from the R-40 Zone District to a new R-10A Zone District and adopting related standards for Development in the new R-10A Zone District
- 3) **Referral of Ordinance 18-2013 Back to the Township Committee**
Changing the Classification of Lots 4 & 5 in Block 2902 From the R-25 zone to the B-P Zone by Adding Convenience Store and Motor Vehicle Service Stations as a Conditional Use in the B-P Zone and by adopting other related Regulations

Motion to recommended adoption of all three ordinances.

Moved by Member Byrne, Seconded by Member Pinadella

Members Voting "AYE" Critchley, Byrne, Dobson, Pinadella, Ferramosca, Francioli and Nardone

Members Voting "NO" None

Meeting Adjourned at 10:17 P.M.

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