

**Minutes of the Planning Board of the
Township Of Hanover
August 27, 2013**

Chairman Robert Nardone called the Work Session Meeting to order at 7:04 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, 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

Reviewed this evening's agenda

Motion to have Board Attorney - Michael Sullivan of the Firm Stickel, Koenig Sullivan & Drill defend Planning Board in docket No. MRS-L-2159-13 Village Supermarket Inc. Versus Planning Board of Township of Hanover and Hanover 3201 Realty, LLC

Moved by Member Ferramosca, Seconded by Member DeNigris

Voice Vote All Present in Favor

Planning Board Discussed Whippany Center zone

Blais Brancheau Township Planner – Wanted to see what could be built the way zoned now on Fire Company lot

- Could get 32% Floor Area ratio – even after cell tower subdivided off
- If two properties merged could get 34%
- Fire House and Commissioners Building lot
- Some incentive to merge properties
- Should allow redevelopment to the maximum potential
- When rewrites will write so open space cannot be taken out of the equation
- Permanent extension act protects them until end of 2014
- Would welcome higher density to get the Village development
- Wants introduction of ordinance between September and October
- Master Plan amendment during September
- Board will finalize

Chairman Nardone reviewed September upcoming events

- September 10th impact study

- September 17th Connectivity Work Session and will start at 7:00 PM in Main Meeting Room

Member Ferramosca – Wants Hanover Sewerage Authority to attend September 24th 7:00 PM session give 15 minutes

Member Francioli – Discussed rezoning issues that are that are turning into site plan reviews at Township Committee level

- Needs to keep focus at Township Committee level to rezoning only

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:

I. OTHER BUSINESS

Referral of Ordinance 29-13 Back to the Township Committee and Authorization for Chairman to Sign Referral Letter

Ordinance amends the OB-DS, I-B AND I-B3 Zone Districts pertaining to the sale or rental of motor vehicles, mobile homes, trailers and campers as an accessory to home improvement stores, hardware stores and garden centers.

Blais Brancheau – Township Planner - Reviewed the ordinance that would amend the zoning regulations to allow the sale or rental of vehicles when accessory to Home improvement store, hardware store and garden centers

Motion to Recommend adoption of ordinance 29-13 and Authorize Chair to sign referral letter

Moved by Member Pinadella, Seconded by Member Critchley

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

Members Voting “NO” None

II. CASES PRESENTED

- 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 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 and JULY 23, 2013

Board Action Due By Date – OCTOBER 1, 2013

John Wychiskala - Attorney for Applicant

Stan Omland – Omland Engineering - Engineer - Planner for applicant - Reminded by Board attorney he was still under oath from prior hearings

- Reviewed the history of the property - prior concepts for the site - and rezoning of this property
- Referred to Exhibit A-3 to address access and site layouts
- Addressed the six year accident reports

Exhibit A-11 - Hanover Crossroads Morris County Mall entrance dated 7/21/13

Exhibit A-12 - Ridgedale Avenue Stripping plan - approved by county - shows safe haven area just north of driveway on Ridgedale

- Site has some topographic issues - there is a 30 foot high wall at the back of the property
- \$6-800K of site improvements
- Applicant is willing to work with board and offer some concessions - and if board wants any of those concessions will then modify plans

Exhibit A-13 Hanover Crossroads alternative Crossroads Layout A

- Instead of 11k square foot retail would swap and do Storm water management basin
- Described the proposed basin, remove the back basin and the rear wall and install the Storm water basin
- Would partially offset cost of losing the 11k square foot retail site
- Basin would have trees planted around it and shrubs around the front - basin has to be screened - landscaped and fenced and made to look attractive
- If this new Storm water management basin was constructed then all of the underwater detention basins will go away
- Alternate Layout A also eliminates some congestion issues on the site

Exhibit A-14 - 20' deep parking plan

- Addressed significant parking variance
- Taking previous number of spaces and taken out a bay and stretch spaces to 20feet
- Addressed possible future parking to be used as shed and trailer sales - 18 available spaces but use them for shed and trailer sales - unless find spaces are needed then ultimate parking plan would have to be implemented
- No loss of parking would take place in Quick Chek area - parking for Quick Chek would be in complete compliance

Chairman Nardone - Feels that suggested site changes are heading in the right direction to address the boards concerns

Stan Omland – Omland Engineering – Engineer – Planner for the applicant - If Lowes were to leave this site - the garden center and Landscaping area would become parking for the new tenant and would be compliant

Member Byrne - Feels it is a sin that they install pavement when half of the required parking would not be utilized

Board Members - Are overall satisfied with proposed changes

Member Pinadella - Not too concerned over the number of parking spaces - as long as the 20 foot size - wants to know how Quick Chek architectural is going to change in order to fit this area better

Stan Omland – Omland Engineering – Engineer – Planner for the applicant - Expressed how important the Northerly driveway is to this site

Member Francioli - Concerned with Fenced detention basin

Stan Omland - Omland Engineering – Engineer – Planner for the applicant - Suggests that there would be 10 foot or water in basin at a peak 100 year storm

Member Francioli - Better open space and adds to beautification and site line to Lowes site.

Stan Omland - Omland Engineering – Engineer – Planner for the applicant - The board would be the ultimate deciders if there is fencing or not around the detention basin

Opened to public for questions

Dennis Fashano - 39 Forrest Way - Questioned the parking spaces now being 407 plus 17

Stan Omland - Omland Engineering – Engineer – Planner for the applicant - Restated his prior testimony regarding parking spaces and future uses

Kevin Bolger - Planner and Landscape architect for Lowes - sworn by board attorney and provided educational and professional background

- Provided board with overview of the proposed Lowes Store
- Went over many design concepts for this site - Settled on this orientation and store sized and got approval from the Lowes executives on this site
- This is one of the smaller Lowes in the area
- Described driveways and access for Lowes
- Gave the overall size of the proposed store
- All total operation area for Lowes would be 164,985 square feet

- 3 main entry and exit points to the stores - designated entrance and exits

Exhibit A-15 - Artist rendering of proposed Lowes Store

- Discussed the Butler store and there are over 500 parking spaces and is grossly over designed for parking
- Lowes calculates parking by doing studies and also break it down regionally
- There is not generally designated employee parking
- Lowes designates about 20 spaces of oversized parking

Exhibit A-16 Proposed elevations sheet 3

- Discussed the design of the store and how they try and make it look like smaller stores rather than one large massive store - helps to break up vertical and horizontal of the building

Exhibit A-17 - Building materials board

- Showed the board the Building materials exhibit up close
- Not all Lowes sites use these exact colors - depending on the region such as Cape Cod the design may change due to the architecture of the area
- Addressed boards questions regarding the building materials

Laurie Mech - Architect for the Lowes - Gave overview of Educational and professional background

- Addressed Member Pinadella's questions regarding the materials being used
- Addressed the mayors questions regarding the rooftop HVAC systems and the effect on the residential site that sits a little higher than this site
- The HVAC systems must and will meet Hanover Township Noise ordinances

Kevin Bolger - Planner and Landscape architect for Lowes - Addressed Member Pinadella's questions regarding canopies over garden center referred to Exhibit A-15 to address Member Pinadella's concerns over the garden center canopies

- Described the rooftop units - parapets go around three sides of the building
- Described the state of the art and energy efficient green design of this store
- Discussed the three proposed Lowes signs

Opened to the public for questions

Seeing none closed to public

Kevin Bolger - Planner and Landscape architect for Lowes - Discussed the Northerly Driveway on Ridgedale and the site flow and access

- Addressed truck circulation of the site
- Conditions of approval get written up and submitted to the Lowes Store Manger so that Lowes complies with conditions

The Board took a short Break

Back on record

Keith Cahill - Engineer from Bohler Engineering - Engineer for Quick Chek - Gave brief summary of educational and Professional Engineer - accepted by board - gave brief summary of relationship with Quick Chek

- Referred to Exhibit A-3
- Described the location of the Quick Chek on the proposed site
- Exact same building design as the corner of Whippany and Parsippany Road site
- Referred to Exhibit A-13
- Does not have any concerns with the newly proposed design of the site
- 5,694 square foot store design
- Maximum employees on site would be 10
- Addressed parking, underground storage tanks and loading and unloading
- Deliveries of fuel product and deliveries for the store
- Tractor trailer for fuel is a WB-50
- Gave overview of how the fuel would be delivered to the site
- Fuel deliveries originate in Newark
- Described expected deliveries for the site
- Fuel would be closed from Midnight to 5 am
- Delivery by smaller vehicles 5-6 per day - 5 days a week during the week
- Fueling station is fully compliant with DEP requirements, meet and exceeded DEP and EPA regulations
- Described the pass by user that would utilize their site
- Discussed the importance of both access points from Ridgedale Avenue
- Discussed signage on the canopy
- Discussed the distance of the parking spaces from the pumps and the standard for Quick Chek
- Will look at getting an extra foot of two between the parking spaces in front of the store and the gas pumps
-

Exhibit A-18 - Elevations and materials for proposed Quick Chek

Member Pinadella - Requested peaks on the roof structure rather than the flat roof

Keith Cahill - Engineer from Bohler Engineering - Engineer for Quick Chek - The proposed design is the standard for Quick Chek

- Addressed rooftop structure

Board - Does not like the look of the Whippany Road site and does not want this site to look like that one on Whippany Road

John Wychiskala – Attorney for the applicant - they Quick Chek will look at redesigning the look of the site

Blais Brancheau – Township Planner - Questioned the Quick Chek signage and questioned the need for all of the signage by Quick Chek

John Wychiskala – Attorney for the applicant - Keith Cahill – Engineer from Bohler Engineering – Engineer for Quick Chek - will be back at the meeting on the 24th of September

Erik Keller – Omland Engineering - Traffic engineer for the applicant - sworn by board attorney - accepted by board

- Has been involved with the design of this site and traffic from the inception of this project
- Discussed the Que lights on Ridgedale Avenue Southbound to Quick Chek Driveway
- Discussed access to the site during the AM and PM peak hours
- Discussed the North site driveway and the left hand out
- Good retail site planning gives the consumer options to access the site
- Addressed who approves signal lights on certain roads within a town
- All traffic testimony is based on the site having the 11k square foot retail

Open discussion between board and Erik Keller regarding access to the site

Gerardo Maceira – Township Engineer - sworn by board attorney - The traffic study of Ridgedale Avenue done by the town does not address this area

- Concern with North Driveway Left out

Member Byrne - Have to find a safe way to get cars out with this left hand turn

- If it doesn't work for this applicant it will not work for the next applicant and something needs to be done
- Requested if Township Engineer – Gerardo Maceira could work with Erik Keller – Omland Engineering - Traffic engineer for the applicant - to find a safe solution to get left hand turn exit out of the North Driveway

Carried to September 24, 2013

Meeting Adjourned at 10:37 P.M.

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