

**Minutes of the Planning Board of the
Township Of Hanover
September 24, 2013**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05PM and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Deehan, DeNigris, Donaldson, Ferramosca, Francioli, Nardone, and Pinadella

Absent were Members: Byrne, Critchley, and Dobson

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

Member Nardone - Reviewed agenda

Kemal Andican – Subdivision review

Michael Sullivan – Board Attorney – Explained how informal review works

Kemal Andican – Gave overview of Subdivision concept – Gave the board hand shaded handout showing proposed lots

- Zone is R-40
- 2 paper streets surrounding this lot
- Looking to complete the road
- None of the surrounding houses meet R-40 zone requirements

Member Ferramosca – Suggests surveying property for wetlands – There are a lot of wetlands in the area

- Will build home and live in home
- Would keep house in the front and live in new home on new lot
- Herbert – Has not been vacated per Township Engineer Gerardo Maceira

Member Pinadella- Suggests building one home and knocking down existing home and build one home do not subdivide

Member Nardone – Questioned Member Pinadella why he does not want subdivision

Member Pinadella – If he finishes Herbert then okay with subdivision and face new house to Herbert

Member Nardone – If you come up with a safe way for emergency vehicles and garbage to access road but need to finish road

Member Pinadella – Suggested asking Marino’s to work with him to improve road
- Must come up with a workable road for Herbert and then the Board would see no issues

Kemal Andican- Proposing to only finish Herbert 150 feet

Chairman Robert Nardone called the Regular Meeting to order at 7:31PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. MINUTES FOR APPROVAL - July 9 and 23, August 13 and 27, September 10 & 17, 2013

Minutes of September 10 & 17, 2013 deferred to a later date

Moved by Member DeNigris, Seconded by Member Pinadella
Voice Vote All in Favor

II. PUBLIC HEARINGS

- 1) **CASE NO.** 13-8-13
APPLICANT/OWNER HALO PHARMACEUTICAL REALTY, LLC
LOCATION: 30 NORTH JEFFERSON RD WHIPPANY
BLOCK: 9102 **LOTS:** 5 **ZONE:** IP-2 & R-40

Applicant is seeking approval to install a thermal oxidizer on a concrete pad on the north side of an existing pharmaceutical manufacturing plant. Application is variance free.

Board Action Due By Date – OCTOBER 5, 2013

Mr. Brancheau & Mr. Maceira sworn by board attorney

Craig Ganetti - Day Pitney - Attorney for applicant - Application to install a thermal oxidizer application is variance free

- Gave overview of application

Nick Volpe - sworn by board attorney - Senior Project Manager at Halo Pharmaceuticals

- Site currently houses contract manufacturing and product development
 - Proposing instillation of thermal oxidizer for use with product development
 - Thermal oxidizer will treat toxic gases
 - Explained how the oxidizer will work
 - Explained the need for the oxidizer
 - They have obtained a permit for the oxidizer from the DEP
- Exhibit - A-1 NJDEP permit issue from Division of air Quality
- Approval date of July 31, 2013
 - Gave hours of operation

- Halo runs two shifts one starts at 8am and operations end by 8pm
- Oxidizer located on North side of the site - and gave description of location
- The fan is the only noise issuing device
- Will be surrounded by a fence and landscaping
- Explained the safety features on the dryer
- Addressed compliance and how it is addressed
- There is no odor associated with the gases
- This site will be the first time they will be running this technology
- 100% of the gases are captured by the dryer
- There will be a heat shimmer at the top of the stack
- The unit is insulated and will not give off heat

Opened to the public

Closed to public

Ed Arcari - Architect for applicant - sworn by board attorney - Gave background of professional background

- Has worked on several projects for Halo and is very familiar with the site

Exhibit - A-2 Aerial view of the site with buffers

Exhibit - A-3 Sheet A.1 revised site plan sheet revised 9/24/13

Exhibit - A-4 Revised detail sheet dated 9/24/13 sheet A.2

Exhibit - A-5 Sewer Line detail

- Described thermal oxidizer looks like a smoke stack
- Will be screened by vial chain link fence and landscaping
- Reviewed Township Engineer Letter dated September 19, 2013
- Fence posts will be installed into a sleeve set into the concrete slab

Gerardo Maceira – Township Engineer - Believes that this is sufficient

Craig Ganetti - Day Pitney - Attorney for applicant - Applicant will meet noise requirements

Ed Arcari - Architect for applicant and Craig Ganetti - Day Pitney - Attorney for applicant - Addressed Hanover Sewerage comments and concerns

Craig Ganetti - Day Pitney - Attorney for applicant - Revised plan sets will be submitted for professional reviews

Ed Arcari - Architect for applicant - Addressed Township Planners report dated September 19, 2013

- Residential buffer on this sit complies
- Described in detail what the stack will look like color-wise and why

Board - Concerned that this stack will not be maintained

Nick Volpe - Senior Project Manager at Halo Pharmaceuticals - Because they are a Pharmaceutical company they have standards that they must comply with and the site and the stack will be maintained to the highest standards

Craig Ganetti - Day Pitney - Attorney for applicant - Will make best efforts to match high heat paint to existing building if possible

Opened to the public

Closed to public

Michael Sullivan – Board Attorney - Summarized conditions

Member Francioli - If there any concerns of complaints by Sunrise or any other surrounding neighbors would like them to be addressed immediately and an as built inspection done by township professionals

Motion to approve with conditions

Moved by Member Pinadella, Seconded by Member DeNigris
Members Voting “AYE” DeNigris, Donaldson, Deehan, Pinadella, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

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|----|---------------------------|--|
| 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 11,000 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, JULY 23, and August 27, 2013

Board Action Due By Date – OCTOBER 1, 2013

John Wychiskala – Inglesino, Pearlman, Wychiskala & Taylor - Attorney for the applicant - Gave overview of the continuing hearing

- Gave a recap of previous meetings
- 11,000 square foot retail building has been removed and replaced with a detention area
- Submitted an amended application for development for approval of truck rental and sale of trailers

Michael Sullivan – Board Attorney - Explained how Ordinance 29-13 effects this application and how they are able to go forward with the modified application

Stan Omland – Omland Engineering - Previously sworn and still under oath

- Described the changes to the plans and the occurrences since the last meeting on the 27th of August

Exhibit A-19 - Colored site plan rendering - 9/24/13

- Parking spaces now comply with 9x20
- Made changes to Quick check architecture
- Pylon sign replaced with a free standing sign
- Reduced the number of signs
- Subdivision will now be two lots - They have not yet submitted - What was a three lot subdivision is now a two lot subdivision

Opened to the public

Closed to public

Erik Keller – Omland Engineering - Previously sworn in a prior hearing - Submitted revised traffic report to the board dated September 12, 2013

- Gave overview of the traffic report and their findings
- Did the Que study on September 10th while school was in session
- Someone was out there from 7am to 7pm studying the traffic patterns
- 100's of observation of Que lengths - Described how they counted the cars in the Que
- Each cycle is approximately 110 seconds
- This is based on the existing signal operations
- The intersection will get more green time
- Bottom line of analysis - Ques do not impact site lines from the north driveway to make a safe and informed decision to make left turn onto Ridgedale
- Give the bigger picture of why they want to have multiple driveways
- What else could be implemented in this area to provide greater safety in this area
- Referred to Table B in the report dated 9/12/13 and reviewed Que lengths
- Referred to Table D on page 11 - compared Que lengths under no build conditions and what they will be with this project and the improvements to the intersection
- Described the average Que lengths for the north driveway and go left
- Feels eliminating third lane and creating a left hand turn lane into the site and a right turn only lane
- Addressed peak time left hand turns into the site from Hanover Avenue onto Ridgedale
- There are no line of site issues pulling out of the North Driveway onto Ridgedale

- Speeds in this area are much less due to proximity to traffic light and intersection

Opened to public

Perry Florio - 44 McNab Avenue - Questioned northerly driveway and restrictions

- What will happen to traffic when it comes to a tractor trailer coming out and making a left

Eric Keller – Omland Engineering - Addressed Mr. Florio’s questions

Maria Florio - 44 McNab Avenue - Questioned gaps and being able to get out with oncoming north bound traffic

Perry Florio - 44 McNab Avenue - Additional questions regarding left in and left outs from the site

Member Francioli - Questioned Lowes and Quick Chek Truck traffic and how it will enter and exit the site

Eric Keller – Omland Engineering - Addressed how Quick Chek will access the site

Member Ferramosca - Re-summarized Mr. Korner, from Quick Chek previous testimony

John Wychiskala – Inglesino, Pearlman, Wychiskala & Taylor - Attorney for the applicant - Left turns on Ridgedale would be restricted to WB-50 or larger going north on Ridgedale - would not be permitted

Perry Florio – 44 McNab Avenue - Questioned the size of trucks and anything containing a tractor and a trailer should not be allowed to make a left onto Ridgedale

Member Ferramosca - No tractor trailers should be allowed to make a left onto Ridgedale

John Wychiskala – Inglesino, Pearlman, Wychiskala & Taylor - Attorney for the applicant - Applicants agree no tractor trailers will make left onto Ridgedale

Break

Back on Record

Keith Kahill - Still Under Oath from previous meetings

- 7 deliveries for fuel in a week’s time
- 7 trips per week for the store
- Smaller box trucks for Entenmens, Doritos, Etc.
- Deliveries would be coming from the east
- Addressed patterns of fuel deliveries

Oliver Young - Sworn by board attorney - Architect for the applicant

- Gave overview of educational background
- Prepared original architectural

Exhibit A-20 - Colored rendering of Quick Chek Building

- Gave overview of what is the same with the architectural

Exhibit A-21 - Small Material Board

- Described the materials for the Quick Chek store
- Described the architectural changes that have been made to the building
- Revised the size and amount of the signage on the building
- Described the width of the walkways

Blais Brancheau – Township Planner - Questioned moving the building 2 feet to the North to accommodate a wider walk and drive isle

Member Nardone - Also raised moving to the west

Oliver Young - - Architect for the applicant - Will bump pillars up 6-8" on the corner per Mr. Pinadella's suggestion

Opened and closed to public

Stan Omland – Omland Engineering - Now testifying as a Planner

- Reviewed September 24, 2013 Engineers Memo and what they are able to comply with and which items that need to be addressed

Board - Decided on the fence around the detention basin - Board feels the fence should stay and suggests that Mr. Omland take a look at the fence at the Bayer site - the fence will be 4' high

Stan Omland – Omland Engineering - Discussed Tree replacement for trees in the right of way - and the trees will not be part of the replacement plan required by the applicant

- There will be cameras on this site for safety
- Addressed Blais Brancheau's – Township Planner - Report dated September 24, 2013

Michael Sullivan – Board Attorney - Suggested amending application for the light height

Blais Brancheau – Township Planner - Addressed new lighting standard ordinance

Stan Omland - Omland Engineering - Continued to address Blais Brancheau's Township Planners - report at Boards suggestions - the variances will be addressed at the next meeting - addressed Blais Brancheau's Township Planners - comments so any changes can be worked into new plans

Motion to adjourn

Board carried case to October 15, 2013 with an extension granted until October 31, 2013

Meeting Adjourned at 10:35 P.M.

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