

**Minutes of the Planning Board of the
Township Of Hanover
February 25, 2014**

Chairman Robert Nardone called the Work Session to order at 7:06 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, Ferramosca, and Nardone

Absent were Members: Francioli, and Pinadella

Also present was Board Attorney, Michael Sullivan, Township Engineer, Gerardo Maceira, and Township Planner, Blais Brancheau

Reviewed Agenda

Blais Brancheau- Township Planner- Reviewed parking in cul-de-sac

- Reviewed RSIS standards
- Discussed pros and cons of using parking in cul-de-sac

Member Ferramosca- Cul-de-sac without residential frontage would not allow parking

Gerardo Maceira – Township Engineer – why establish no parking in on industrial streets there is no school pick up and private garbage pick-up so why request to have no parking on the cul de sac

Member Byrne- Feels the board should get feedback from Department of Public Works and Fire Department

- John Ferramosca - Feels a new ordinance regarding size of salvage tanks for generator fuel should be considered

Blais Brancheau – Township Planner – Will do survey and check state regulations regarding tank sizes

Gerardo Maceira Township Engineer and Blais Brancheau Township Planner – Gave Board update on status on Lowes and Quick Chek

Chairman Robert Nardone called the Regular meeting to order at 7:06 PM and The Open Public Meetings Act statement was read into the record:

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 13-12-21
APPLICANT Andrew A. & Theresa A. Belusko
OWNER Andrew & Theresa Belusko **Lot 36**
Chris Bagley and Elizabeth Miniero **Lot 27**
LOCATION: 61 Branford Road Whippany
BLOCK: 7602 **LOTS:** 27 & 36 **ZONE:** R-15

Applicant sought approval to relocate the shared rear lot line between two lots.
Application approved February 18, 2014

Approved as written

Moved by Member DeNigris, Seconded by Member Critchley

Members Voting "AYE" DeNigris, Critchley, Byrne, Deehan, Dobson, Ferramosca, and Nardone

Members Voting "NO" None

- 2) **CASE NO.** 13-10-16
APPLICANT Novartis Pharmaceuticals
OWNER DCT Hanover, L.L.C
LOCATION: 220 Hanover Avenue Cedar Knolls
BLOCK: 601 **LOTS:** 1.01 **ZONE:** IB-3

Applicant sought Preliminary and Final Site Plan and Variance relief for the installation of a 3,000 gallon liquid nitrogen tank, the replacement of the 500 gallon generator fuel oil tank with a new 5,000 gallon tank and the installation of a perimeter security fence.
Application approved February 18, 2014

Approved as written

Moved by Member Deehan, Seconded by Member Byrne

Members Voting "AYE" DeNigris, Critchley, Byrne, Deehan, Dobson, Ferramosca, and Nardone

Members Voting "NO" None

- 3) **CASE NO.** 13-9-15
APPLICANT Harms Software, Inc.
OWNER Harms Realty, LLC
LOCATION: 28 Eastmans Road Cedar Knolls

BLOCK: 3002

LOTS: 7.41

ZONE: I-P2

Applicant sought preliminary and final site plan and “C” variance approval in order to construct an addition to the existing building in order to provide for a freight elevator accessing the basement together with a loading dock. Applicant also proposed to relocate dumpster facility to existing paved area. Applicant sought relief from sections 166-207.12E (2), 166.207.12E (4), Application approved February 18, 2014.

Approved as written

Moved by Member Byrne, Seconded by Member Critchley

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

Members Voting “NO” None

II. MINUTES FOR APPROVAL - February 18, 2014

To be adopted at a later date

III. PUBLIC HEARINGS

- 1) **CASE NO.** 14-1-2
APPLICANT/OWNER TJF 60 South Jefferson Road, LLC
LOCATION: 60 South Jefferson Road Whippany
BLOCK: 2602 **LOTS:** 7 **ZONE:** I

Applicant is seeking Preliminary and Final Site Plan approval to allow overnight parking for six vehicles. No variances required

Board Action Date –March 8, 2014

Joseph Paparo - Attorney for applicant - Variance free application

- Gave overview of the need for overnight parking of 6 vehicles for ServPro

Irwin Kizel - Sworn by board attorney - Architect for applicant

- Gave board brief history of what has been done one the site up until now.

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Exhibit A-1 - Photo packet of building

- ServPro will be second tenant for this building - Retro Fitness already occupies the building
- Described how ServPro section of the building would be laid out

- Employees of ServPro are not allowed to take company vehicles home - therefore they need the overnight parking for the business vehicles

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Exhibit A-2 - Photo Array of ServPro Vehicles and dimensions of vehicles Sprinter Cargo Van Kia Sol Chevrolet Express Cargo/Passenger Van

- Spaces will be signed reserved for ServPro
- Signage for spaces will comply with the ordinances
- Reviewed Township Planner Blais Brancheau's report date February 25, 2014
- Addressed Township Engineers Gerardo Maceria's report of February 21, 2014 - will comply with all conditions of Engineers report

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

Blais Brancheau – Township Planner - Explained the parking spaces that were removed in the front of the building

Opened to the public Seeing None

Closed to the public

Blais Brancheau – Township Planner - Explained why this application was before the board this evening

Michael Sullivan – Board Attorney - Summarized the conditions of approval

Motion to approve with conditions

Moved by Member Byrne, Seconded by Member De Nigris

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

Members Voting “NO” None

- 2) **CASE NO.** 14-1-1
 APPLICANT/OWNER Rocco and Cara Marucci
 LOCATION: 112 Wilson Place Whippany
 BLOCK: 8603 **LOTS:** 1 **ZONE:** R-15

Applicant is seeking approval of a minor subdivision for property to be subdivided into two lots for construction of a single family structure on the new proposed lot and leaving the existing structure on the remaining lot. Applicant is seeking relief from sections 166-173A (5), 166-173A (2), 166-173A (6), 166-173A (3) Board

Action Date – May 14, 2014

Carmine Campanile - Attorney for applicant - Gave overview of the requested minor subdivision and variances

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

Rocco and Cara Marucci – Applicants and Fred Meola - Engineer, Land Surveyor and Planner for the applicant - All Sworn by board attorney

Rocco Marucci – Applicant - Gave overview of when and why they purchased this property

- Explained why he applied for the subdivision
- Wants to fix up this house and live in it and then build a new home on the lot and upgrade to that house and have one of his siblings purchase the smaller remodeled house
- Described the present house - it needs to be updated
- Will be keeping the structure the same and just updating and modernizing the existing home

Opened to the public

Closed to public

Fred Meola - Engineer, Land Surveyor and Planner for the applicant

- Described the existing conditions and the existing structure on the property
- Described the dimensions and deficiencies that each of the new lots would have
- Discussed the private easement for sanitary sewer for the proposed home
- Gave planning testimony
- Gave history of the area
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Exhibit A-1 - Unrecorded Subdivision map for Whippany Heights Farms

Exhibit A-2 - Marked up tax map

- Described the neighborhood and the current building activity going on in the neighborhood
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Exhibit A-3 - Comparison Chart Lots within original Whippany Heights Farms

- Referred to chart and described the lots that do not comply with the zoning in the area
- Believed the subdivision is fitting with the character and existing lots in the neighborhood
- Described the lots in the area that have homes under construction or are currently vacant

Board - Feels Township Planner - Blais Brancheau's - Analysis is more accurate because it depicts the whole surrounding area of the proposed subdivision not just the original subdivision of Whippany Heights Farms

Fred Meola - Engineer, Land Surveyor and Planner for the applicant - Described what could legally be built on this lot if it were not subdivided and what could be built if subdivided

- Existing home is 1,900 square foot proposed home 2,800 to 3,000 square foot

Blais Brancheau – Township Planner - Did not agree with Fred Meola's calculations and gave what he believed were the correct calculations for the proposed lots and what could be built on them

Member Ferramosca - Wants to hear what the average size of the homes within the area is in order to get a feel for the proposed home fitting into the area

Fred Meola - Engineer, Land Surveyor and Planner for the applicant - Gave overview of the home sizes in the area

- Homes within the 200 square feet are average 1,800-2,000 square feet or less
- Gave overview of the application and how it meets the C2 Criteria for variance relief
- Addressed the negative criteria
- Reviewed Township Planner - Blais Brancheau's amended report dated February 25, 2014
- Reviewed Township Engineer - Gerardo Maceira's report dated February 21, 2014 and can meet all of the requirements within the report

Board - Would allow 2,900 square foot home on new lot

Opened to the public

Robert Cobane - Sworn by board attorney - 61 Kearney Avenue Whippany

- Would prefer the sub-division not be granted and just knock down old house and build new home on lot

Rocco Marucci – Applicant - Testified he does not know the time line for the proposed construction

Robert Cobane – 61 Kearny Avenue Whippany - Questioned why deed restriction on lot 12 to restrict a subdivision per 20-2002

- Described the town vacating the right of way and putting in a deed restriction on not allowing subdivision of this property

Exhibit - O-1 - October 16, 2002 Letter from Joe Giorgio showing vacation of the corner property at 8502 Lot 12

Michael Sullivan – Board Attorney - Summarized conditions if subdivision is approved

Board - Deliberated

Member Byrne - Does not feel that putting two non-conforming lots in this neighborhood is the correct thing to do- has not heard anything compelling to allow this subdivision

Member Ferramosca - Would want homes on either lot not to exceed 2,900 square feet including the garage

Michael Sullivan – Board Attorney - Reviewed conditions again if application approved

Motion to Deny - by Member Byrne - Does not feel compelling reason to approve subdivision

Motion to Deny

Moved by Member Byrne, Seconded by Member De Nigris

Members Voting “AYE” DeNigris, Critchley, Byrne, Deehan, Dobson, and Ferramosca

Members Voting “NO” Nardone

Meeting Adjourned at 9:37 P.M.

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