

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

Chairman Robert Nardone called the Work Session Meeting to order at 7:05 PM in Conference Room "A" 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, De Nigris, Dobson, Mayor Francioli, Nardone and Pinadella

Absent was Member: Ferramosca

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

Chairman Nardone reviewed the agenda for the evening.

Mayor Francioli told 67 Whippany Road at the November 24, 2014 Township Committee Meeting they are not changing the zone. He showed a smaller plan showing the proposed Honeywell Development.

Mayor Francioli discussed Morristown development after space and mixed use development.

Mr. Sullivan explained the standard of proof necessary for a D1 Use Variance presented the Board of Adjustment.

Chairman Nardone called the Public Meeting to order at 7:30 and read the Open Public Meetings Act into the record.

The Board Secretary called the roll

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Mayor Francioli, Nardone, and Pinadella

Absent was Member: Ferramosca

## Cases Presented

### I. MINUTES FOR APPROVAL

OCTOBER 14, 21 & NOVEMBER 11, 2014

Minutes are approved as written

Motion to approve as written

Moved by Member Vice-Chairman Pinadella, Seconded by Mayor Francioli

Members Voting "AYE" Byrne, Critchley, Deehan, De Nigris, Dobson, Mayor Francioli, Nardone, Pinadella

Members Voting "NO" – None

### II. PUBLIC HEARINGS

- |    |                    |  |
|----|--------------------|--|
| 1) | <b>CASE NO.</b>    | 13-8-12  |
|    | <b>APPLICANT</b>   | Go For The Gold Gymnastics                         |
|    | <b>OWNER</b>       | 145 Algonquin Associates LLC C/O Kushner Companies |
|    | <b>LOCATION:</b>   | 145 Algonquin Parkway<br>Whippany                  |
|    | <b>BLOCK:</b> 6903 | <b>LOTS:</b> 4 <b>ZONE:</b> I                      |

Applicant is seeking to install a tenant separation wall and take an additional 4,880 sq. feet of the building to be used to expand the existing gym. Applicant will occupy 16,674 square feet of the 23,588 sq. ft. building. Applicant is also seeking relief from section 166-155

#### *Board Action Date – November 25, 2014*

Alan Maitlin – Attorney for the Applicant "Go For The Gold"

Larry Maitlin – Managing partner of "Go For The Gold" was sworn by Board Attorney

Mr. Gerardo Maceira was sworn by Board Attorney

Mr. Alan Maitlin gave an overview of the history of the site and "Go For The Gold"

Because of the additional 4,800 square feet of space they would like to acquire from the current building they are in, they require more parking spaces. Even though the business is not expanding, they would like to spread out some of the current activities for comfort and safety.

Larry Maitlin gave an overview of the current business and how it has grown. He currently occupies ½ of the current building. Mr. Maitlin described the business of "Go For the Gold" and the daily operations of the site. He currently occupies 11,700 square feet. Two thousand square feet is office space, the other 9,700 square feet is the gym area.

Mr. Maitlin described the current parking conditions on the site and told us where the employees park and the number of parking spaces being used by employees.

Class times are staggered in order to help navigate the parking and the flow of cars and people.

Described what the additional 4,800 square feet of space will be used for. It would allow more children floor space in order to train.

The Landlord had given an additional 9 spaces to “Go For The Gold” for the additional warehouse space they are taking.

Planners Report dated November 20, 2014 was reviewed.

The occupant in the next door space receives one truck delivery per day which is in the morning when “Go For The Gold” is closed.

Mr. Pinadella would like to see parking spaces 1,2,3,5,6,7, & 8 to be assigned. Painting the ground and marked as reserved for Employees Only. Several of the parking spaces were reviewed and discussed how they should be utilized.

Also Mr. Pinadella was concerned about the lighting of the path on the site.

Mr. Maceira’s report dated November 18, 2014

Agrees to all items in Mr. Maceira’s report

Mr. Brancheau’s report.

Agrees to all items in Mr. Brancheau’s report.

Mr. Byrne was concerned with making this applicant screen all three dumpsters.

Mr. Alan Maitlin will discuss screening all dumpsters with the Landlord.

8:06pm Opened to the Public – Seeing None

8:06pm Closed to the Public

Mr. Sullivan Summarized the conditions.

Motion to approve with conditions

Moved by Member Byrne, Seconded by Member Pinadella

Members Voting “AYE” De Nigris, Deehan, Critchley, Byrne, Dobson, Pinadella, Mayor Francioli, Chairman Nardone

Members Voting “NO” – None



<b>3)</b>	<b>CASE NO.</b>	14-6-9
	<b>APPLICANT</b>	New York SMSA Limited Partnership d/b/a Verizon Wireless
	<b>OWNER</b>	MB1 Cedar Knolls LLC
	<b>LOCATION:</b>	240 Cedar Knolls Rd Cedar Knolls
	<b>BLOCK:</b> 2402	<b>LOTS:</b> 2 <b>ZONE:</b> OB-RL

Applicant is seeking Preliminary and Final Site Plan approval for placement and replacement of antennas, OVP remote radio heads and appurtenant cabling on the rooftop of the existing site. The Applicant is also seeking relief from section 166-192A as well as any and all other variances that may be required.

***Board Action Date – February 17, 2015***

Michael Stanzione – Attorney for the applicant, gave an overview of the proposed plan.

Peter Papay – Applicants Engineer Sworn by the Board Attorney, gave overview of education and professional background.

Mr. Stanzione described the proposed three new antennas and rooftop coverage.

HVAC System is 1,400 Square Feet

Verizon wireless coverage is 1.8%

There are currently 9 Verizon antennas on the roof. Replacing three and adding three more – 9 current antennas – adding three for a total of 12.

8:24 Open to the Public – Seeing None

8:24 Closed to Public

Glenn Pierson – RF Engineer

Described the licenses that Verizon has. They currently have coverage for three licenses and the current application when approved will provide coverage for their fourth license.

Mr. Sullivan summarized conditions

Motion to approve as written

Moved by Member Vice-Chairman Pinadella, De Nigris

Members Voting “AYE” Byrne, Critchley, Deehan, De Nigris, Dobson, Nardone, Pinadella

Members Voting “NO” – Mayor Francioli

**III. OTHER BUSINESS**

**IV. ADJOURNMENT**

Motion to adjourn

The motion was approved unanimously.

Meeting Adjourned at 8:31P.M.

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