

**Minutes of the Planning Board of the  
Township Of Hanover  
APRIL 21, 2015**

Chairman William Byrne called the Work Session Meeting to order at 7:08 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, Ferramosca, Mayor Francioli, and Pinadella

Absent were Members: Nardone, and Mihalko

Also present were Board Attorney, Michael Sullivan and Township Engineer, Gerardo Maceira

Chairman Byrne reviewed the agenda.

Mayor Francioli had a discussion with Sam Moreal regarding the Whippany Village Site. They want to go forward with development.

Mr. Moreal had reminded Mayor Francioli there are 9 COAH units in the approved residential area.

Mr. Byrne feels once the Whippany Village is developed, it will be infectious up and down Rt. 10 for development.

Mr. Deehan left the meeting due to another commitment for the evening.

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

The Board Secretary, Kimberly Bongiorno took the Roll Call.

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

Absent were Members: Deehan, Nardone, and Mihalko

**Cases Presented**

**I. RESOLUTIONS TO BE MEMORIALIZED**

- |           |                  |                           |
|-----------|------------------|---------------------------|
| <b>1)</b> | <b>CASE NO.</b>  | 14-10-10                  |
|           | <b>APPLICANT</b> | MIRIAM AND JOAQUIN GARCIA |





Mr. Manillo

- This is a known event and they thought they would be able to utilize neighbor's property and reach a shared agreement but they were unable to do so. This was explained to the Board Of Adjustment and they were in agreement.

Mr. Maceira – was sworn in by the Board Attorney.

- The once a year event and shared parking was not a discussion at the hearing of the Board of Adjustment.

Robert Zimmerman – President of ZZH II

- Gave an overview of the once a year event.
- Described the construction of the proposed detention basin.
- Questioned Redcom regarding detention basin that could be buried.

Mr. Maceira

- This is a usual situation to have this in a detention basin. It is not an environmental issue. It is just an unusual situation.

Mr. Critchley

- Questioned valet parking.

Mr. Zimmerman

- These are commercial vehicles coming in for ½ hour grabbing a sandwich and leaving.
- Neighbors have been very gracious and have let the construction vehicles on their property. We would like to contain all of the parking on their own site and not take advantage of the neighbors.

Mr. Ferramosca

- During the one day event, ask neighbors if the employees could park on the neighbor's site and have all of the visitor's park on the site for the day.

Mr. Zimmerman

- Trying to be a good neighbor and feels this is a better way to do things for his customers.

Mr. Manillio

- 16 cars can be parked in the detention basin.

Mr. Zimmerman

- The building is under construction at this time and doing this now would be cost effective.

Mr. Sullivan

- Reviewed the engineers report dated April 20, 2015 with Mr. Manillio and Mr. Maceira.

Mr. Manillio

- 75% of the detention basin would be used for parking.
- Discussed and explained the revised grading plan.
- Will bring in better fill and is proposing a berm and buffer.
- Described the prior approved sign of 2x5 feet.
- Exhibit A-1 A rendering of the sign approved by the Board of Adjustment.
- They are now asking for 4 x15 sign.
- The sign is better suited for traffic safety.
- They do not have approval for a free standing sign.
- Exhibit A – 2 – Johnstone Supply elevations plan from the original Board Of Adjust case.

8:08 Opened to the Public – Seeing and hearing none. Closed to the Public.

Mr. Powloski

- Summarized the application.

Mayor Francioli

- Questioned the parking and grading in the basin and the lighting of the sign.

Mr. Pinadella

- Does not have a problem with the sign, or the grading. He feels it is a mistake to let the detention basin become a parking lot. It is creating a problem.

Mr. De Nigris

- Requested that only employees park in the basin.

Mr. Zimmerman

- The one day event is a big selling day for the business.
- Loading docks cannot be blocked.
- The event only runs from 10:00am to 3:00pm.
- It is a customer appreciation lunch and it has been running for the last 28 years.

Mr. Maceira

- There may be some increase in volume storage due to the way the detention basin would be built to accommodate parking.

Mr. Sullivan

- Summarized the conditions.

Motion to approve the application with conditions.

Moved by Mayor Francioli, and Seconded by Member De Nigris

Members De Nigris, Critchley, Dobson, Byrne, Ferramosca, and Mayor Francioli voted in favor of the application and Member Pinadella voted against the application.

#### **IV. ADJOURNMENT**

Meeting Adjourned at 8:22P.M.

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