

**Minutes of the Planning Board of the  
Township Of Hanover  
MAY 17, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:03PM 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, Nardone, Mihalko, and Pinadella.

No members were absent

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

The concept for 26 Parsippany Road was discussed.

Stan Omland gave an update for the Silverman Group Concept.

Larry Calli, attorney for the applicant, was also present.

The project is down to 3 acres.

The townhouses will be stacked 3 stories high with 2 units per section.

There will be 24 stacked townhomes in 12 units.

The will be 117 apartments 4 stories high.

12 units per acre.

There will be surface and garage parking.

The townhomes will be set back 50 feet.

A pool and clubhouse is part of the plan

The parking should be outside of the flood plan.

All units are rentals.

Rentals are coming in at 15%.

Sales are coming in at 20%.

Applicant wants this to be a Redevelopment Plan.

They have reached out to the homeowners of the houses near QuikChek but owners have not returned calls.

Applicant will continue to reach out to these 2 homeowners to try and discuss acquiring the property.

The Board is much happier with this purposed concept.

Larry Calli – The area is in need of redevelopment. This gives the town a more hands on approach for the project.

Mr. Ferramosca – Eventually density needs to be managed.  
Lower density or acquire more property.

The Board also wants the applicant to look at the Post Office property and see if it will work.

Board wants the applicant to try and acquire other property.

Chairman Pinadella called the Public Meeting to order at 7:34PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

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

No members were absent

## **PUBLIC BUSINESS**

### **I. PUBLIC HEARINGS**

- |           |                    |  |
|-----------|--------------------|--|
| <b>1)</b> | <b>CASE NO.</b>    | 16-2-3                                     |
|           | <b>APPLICANT</b>   | KEYSTONE, NJP, LLC                         |
|           | <b>OWNER</b>       | ICON KEYSTONE NJP III OWNER POOL 4 NJ, LLC |
|           | <b>LOCATION:</b>   | 25 EASTMANS ROAD                           |
|           |                    | CEDAR KNOLLS                               |
|           | <b>BLOCK:</b> 3101 | <b>LOTS:</b> 8 <b>ZONE:</b> I-P2           |

Applicant is seeking Preliminary and Final Site Plan approval to install an exterior generator on the property. The proposed area of disturbance is 184.14 sq. ft. on the north

side of the property. If approved a Kohler 400 Kw generator will be installed. This application is variance free.

***Board Action Date – JUNE 9, 2016***

Rosemary Stone-Dougherty, applicant's attorney.

Mr. William Page, from Page Consultants, was sworn by the Board Attorney. His credentials were reviewed by the Board and he was accepted as the applicant's engineer.

William Page

- Reviewed the existing conditions.
- Reduced copies of the site plan were handed out. There is only one change on page C1 highlighting the zone line.
- The generator will be 300 feet from the residential zone.
- Exhibit A-1 – Page C3 of the site plan showing the proposed overall site plan which is colored.
- Referred to Mr. Brancheau's March 16, 2016 Planners report.
- Screening will be added to shield the generator.
- The Township Arborist will review the proposed planting plan to make sure the screening is appropriate.

Gerardo Maceira, Township Engineer, was sworn by the Board Attorney.

Mr. Maceira

- Would like to know if there is a better location for the generator because it is only 9 feet off the property line.

Ms. Dougherty

- If the generator does not meet the sound requirement, the applicant is willing to install and build a sound barrier wall.

Kevin McArthey

- Keystone is an electronics manufacturer.
- Investigated natural gas and diesel is deemed more reliable.

Mr. Page

- Referred to the drawing C6 to show the containment area for the diesel fill.
- Applicant will install a 6 inch curb around the concrete pad to help contain liquid in case of a spill.

7:52PM - Opened to the Public for questions and concerns.  
Seeing and hearing none.  
Closed to the Public.

Ms. Dougherty

- Summarized the application.

Mr. Sullivan

- Summarized the conditions.

Motion to approve with conditions.

Moved by Member De Nigris.

Seconded by Member Nardone.

Members Nardone, Deehan, Crichley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli, and Pinadella all voted in favor of the application and no members voted against.

2)	<b>CASE NO.</b>	15-9-13	
	<b>APPLICANT/OWNER</b>	PG CHAMBERS SCHOOL, INC.	
	<b>LOCATION:</b>	15 HALKO DR. 20 ELM PL., 17 & 19 ORCHARD PL.	
	<b>BLOCK:</b> 2701	<b>LOTS:</b> 18.03	<b>ZONE:</b> R-10 & R-M
	2503	6.01, 7.01 & 7.02	

Applicant is seeking Preliminary and Final Site Plan approval and variance relief in order to construct an 11, 940 sf. Addition to the 48,250 sf. school. As part of the expansion the existing side parking facility facing Elm Pl. will be removed. Applicant proposes to construct an expanded parking lot on lots 7.01 & 7.02 in block 2503. **Case partially heard and carried from FEBRUARY 23 and APRIL 26, 2016.**

***Board Action Date – May 17, 2016***

Mayor Francioli recused himself from this case due to conflict.

Mr. Henshaw, Attorney for the applicant.

Joseph Steiger, was previously sworn and accepted as the applicants traffic consultant.

- The increase of stacking will be about 3 vehicles in the front and 3 in the back.
- Concerns with pollutants were addressed.
- Engines have become 20% cleaner in cars.
- Several uses have stacking and have never been sighted for air quality.
- In the term of air quality, we do not feel there is any negative impact.
- The situation on Halko of residents being able to access driveways was addressed.
- Halko Drive is 30 feet wide.
- The driveways on Halko are wider than 9 feet.
- He does not see an issue with the buses being lined up along the curb line. He does not see the impact to the driveway access of the homes on Halko.
- Discussed current stacking numbers and proposed stacking numbers.

8:11PM - Opened to the Public for Questions and Concerns.

Justin Avanzato, 20 Orchard Place, Cedar Knolls.

- Referred to Exhibit A-13.

8:15PM - Closed to the Public.

Susan Semans, Executive Director of PG Chambers.

- Described steps that have been taken with the bus transportation company.
- Continued daily monitoring of the vans. There is no parking on immediate residential streets.
- The Police Department has instructed where the buses can park before they are allowed on school property.
- Buses can park under the highway on Eden Lane, or at Central Park or Malapardis Park.
- The Principal drives around to make sure buses are complying with the Hanover Township Police Department.
- Regular communication has started with the buses.

Member De Nigris

- Noticed buses parked in the driveway of the apartment complex at Sterling.
- He had not noticed anyone providing direction.

Ms. Semans

- Showed on one of the exhibits where the monitors were located.

8:22PM - Opened to the Public for questions and concerns.

Frank Andolino – 11 Orchard Place.

- Asked if Ms. Semans knew that the buses were currently parking on Boulevard.
- Asked if she was aware that buses are still parking in office lots in the area and in the lot behind the 7/11.

Justin Avanzano, 20 Orchard Place

- Questioned Ms. Semans about the e-mail he sent her showing the buses parked in areas that they should not be. She stated she did not receive his emails. Mr. Avanzano stated he will enter into the record that he received a response from her regarding the parking.

Micheal Tobia, Professional Planner for the applicant.

- Referred to Exhibit A-1
- Proposing increased parking to 161.
- The lot size is a variance 5 acres is required – 4.93 being provided.
- This addition requires a variance for the front yard setback on Elm. 40 feet is required, they are providing 30 feet.
- Referred to Exhibit A-2 to show interior circulation flow within the building.

- Referred to Exhibit A-1 addressed the setback violations for the new addition.
- Mr. Tobia and Mr. Brancheau have come to the same conclusions on the variances that will be required.
- Improvement coverage was not included in Mr. Brancheau's report.
- Parking is prohibited in the front yard.
- Front yard loading – The only loading is the pickup and drop-off of students in the front of the school.
- The buffer was discussed. Applicant will work with the planner and arborist.
- The minimum fence opening was addressed.
- 18 Ft. parking stalls are becoming the industry standard.
- We are requesting poured concrete curb rather than Belgium block curbing due to the need for a smooth surface to allow for access with wheel chairs, walkers, and braces.

Ms. Seimans

- This lot was originally for the parochial school – there was an interim owner that was looking for possible office space.

8:59PM - Opened to the Public for questions and concerns.

Ashly Avanzato, 11 Orchard Place.

- Would like to be assured that the lot is never opened to Orchard Place.

Mr. Tobia

- This entrance to Orchard Place could not be opened without coming before the Board and presenting a new Site plan.

Brian Gandalino, 11 Orchard Place.

- The applicant is seeking 12 variances and 2 design standard waivers. The applicant is asking for variances to put a parking lot on a residential lot when the ordinance does not allow for parking on separate lots. His should be considered by the board when rendering their decision.

Justin Avanzato, 20 Orchard Place.

- Wants to confirm that drop curb facing his driveway will be closed with belguim block curbing.

Mr. Tobia

- Yes. The driveway will be closed.

Mr. Avanzato

- Worried there will be access from the lot onto Orchard.

Mr. Henshaw

- The applicant has no intentions of opening the lot onto Orchard Place.

Mark DeMistro, 17 Elm Place

- Questioned that the new addition is going out 10 feet past the front of his house. It will be boxing in his house.
- Questioned if there will only be a single lane of buses dropping off.

Mr. Tobia

- Yes. Single lane of buses.
- We will work with town professionals to ensure that there is enough buffering.

9:14PM - Closed to the Public for questions and concerns.

10 minute break.

Justin Avanzato, 20 Orchard Place & Frank Andalino, 11 Orchard Place, were sworn by the Board Attorney.

Several opposition exhibits were entered into the record

- O-1 Taken April 27<sup>th</sup> at 2:00pm at Malapardis Park,
- O-2 Showing bus parked at Boulevard taken April 27, 2016.
- O-3 Elm Place facing Ridgedale.
- O-4 Halko Drive in front of Notre Dame at 2:15PM.
- O-5 Halko Drive at 2:00PM from Notre Dame's parking lot.
- O-6 Back right of home on 15 Orchard Place.
- O-7 Example of fence currently on subject property on the east side of lot 6.01.

Mr. Avanzato

- Has a petition signed with 150 names opposing this application, but knows it cannot be submitted.
- There have been over 60 complaints to the Police Department regarding buses idling and there are 5 investigations with the EPA.

Mr. Henshaw

- Reviewed the police reports.
- O-8 Reported 5/12/16 – A Complaint of a school bus driver flicking cigarettes.
- O-9 Reported 4/28/16 – Complaints of ongoing issues with the school.
- O-10 Reported 3/16/16 – 17 Elm Place reporting vehicle problems with buses and traffic issues, speeding, and trucks over 4 tons using the roads.
- O-11 Report 4/20/16 – Buses taking too long.
- O-12 Report 5-13-15 Bus drivers smoking and watching his home. Makes wife uneasy due to the fact she watches children during the day.
- O-13 Reported 4/26/16 Complaints of school bus parking.

Frank Andalino

- This application is looking to change the whole dynamic of the street and the neighborhood, this is a residential zone.

- This would be a hardship to the residents in the immediate area if this application were to go through.

Karen DiMetrio, 17 Elm Place, was sworn by the Board Attorney.

- Feels the school has outgrown their space
- The crosswalk is not that visible on Elm Place and cars do not slow down.
- Buses park on both sides of the street so emergency vehicles cannot pass, and drivers hide in the bushes to smoke.

O-14 Photo taken by Karen DiMetrio from her sunroom.

O-15 Drawing showing what the addition will look like from her window.

Mark DiMitrio, 17 Elm Place, was sworn by the Board Attorney.

- We did not object to the first addition, but this second addition will be entirely too intrusive on his home.
- When our garage caught fire, the truck could not get down my street due to the bus drivers not being with their vehicles.
- We are concerned with speeding and cut through of Notre Dame parking lot to beat Ridgedale traffic.

Tom Walsh, 15 Orchard Place, was sworn by the Board Attorney.

- The new parking lot will only be 20 feet from my kitchen window.

Charles Winters, Resident.

- Feels the school has outgrown the site.

Paven Meadow, 23 Adams Drive, was sworn by the Board Attorney.

- Read a statement into the record on how the PG Chambers School provided assistance for his two children with autism.

Bill Strasen, resident, was sworn by the Board Attorney.

- Has a daughter with cerebel palsy and has been at PG Chambers since she was 3. She is now 10 and he gave an overview of her condition.

Tiffany Hernansky, resident, was sworn by the Board Attorney.

- Has a daughter who is 9 and attends the PG Chambers school. The school has been a big part of our lives.

10:24PM - Closed to the Public for questions and concerns.

Mr. Henshaw

- Gave his summation.

Board Comments.



Mr. Nardone

- The school is a victim of its own success and feels it has overgrown its space and is concerned that the extra congestion is going to negatively impact the area.

Bill Byrne

- Agrees with Mr. Nardone. They have an obligation to not only the school but also to the neighborhood. 83% of coverage is just too much. There is no way they can control over 100 buses. I cannot recommend my approval.

Mr. Mihalko

- We already have a problem out there and does not feel that the applicant can successfully address the problem.

Mr. De Nigris

- The school has just outgrown its space, we cannot keep expanding.

Motion to deny this application.

Moved by Member Nardone.

Seconded by Member Byrne.

Members Nardone, Deehan, Dobson, Mihalko, Byrne, De Nigris, Ferramosca, and Pinadella all voted to deny this application and no members voted in favor of the application.

## **II. OTHER BUSINESS**

## **III. ADJOURNMENT**

Meeting Adjourned at 10:31 PM.

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