

**Minutes of the Planning Board of the
Township Of Hanover
FEBRUARY 16, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00PM in Conference Room "A" and The Open Public Meetings Act Statement was read into the record.

Board Secretary, Kimberly Bongiorno, LUA took the Roll Call.

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

Absent were Members: Critchley and Mihalko.

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

The Chairman reviewed the agenda for this evening's meeting.

Mr. Ferramosca, Township Committee, is considering a general ordinance for 24/7 retail.

He is trying to limit the ordinance to State Highways only.

Mayor Francioli spoke with Rodney Frelinghuysen about Whippany Post Office.

Chairman Pinadella called the Public Meeting to order at 7:32PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

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

Absent were Members: Critchley and Mihalko.

PUBLIC BUSINESS

I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 16-1-1
APPLICANT/OWNER BAYER HEALTHCARE LLC/COOPER LAND COMPANY OF NEW JERSEY, INC
LOCATION: 100 BAYER BOULEVARD
WHIPPANY
BLOCK: 5801 **LOTS: 1.03 & 1.04** **ZONE: OB-RL3**

Only the application for monument sign #2 was heard and approved on January 26, 2016

Motion to adopt the above resolution as written.

Moved by Mayor Francioli, and Seconded by Member Nardone.

Members Nardone, Deehan, Dobson, Mayor Francioli, and Pinadella all voted in favor of adopting the memorialized resolution as written and no members voted against the resolution.

II. EXTENSION OF TIME REQUESTS **NONE**

III. MINUTES FOR APPROVAL **JANUARY 12, 19 & 26, 2016**

Motion to approve the Minutes from January 12th, 19th, and 26th 2016 as written.

Moved by Members Nardone, and Seconded by Mayor Francioli.

Voice Vote – All present in favor.

IV. PUBLIC HEARINGS

- 1) **CASE NO.** 15-11-16
APPLICANT HANOVER RIDGEDALE, LLC (AUTOZONE, 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 seeking Preliminary and Final Site Plan approval as well as Variance approval for the development of a commercial development on the property. The proposal includes an approximately 80, 315 sq. ft. multi-tenant retail building, a 7,360 sq.

ft. AutoZone retail building, two restaurant pads of 5,040 sq. ft. and 6,300 sq. ft. respectively and a QuickChek Food Store with fuel service. The applicant is proposing a variety of improvements including parking lots, driveways and drive aisles, landscaping, lighting and other improvements. **PARTIALLY HEARD AND CARRIED FROM JANUARY 19, 2016**

Board Action Date – APRIL 12, 2016

John Wyciskala, Attorney for the applicant, gave a brief overview of the prior hearing held on January 19, 2016.

Mr. Dietz, Architect for the applicant, is still under oath. He reviewed the architectural design changes for the retail building “C”.

Exhibit A-10 – Revised architectural plans for building “C” and elevations.

Mr. Dietz described the redesigned façade.

Exhibit A-11 – Building A, B, & C corner elevations.

William Smith, real estate development manager for AutoZone, was sworn by the Board Attorney. He gave an overview.

- Hours of operation will be Monday – Saturday, 7:30am – 9:00pm, and Sunday, 8:00am – 6:00pm, or maybe 7:00pm, depending on traffic volumes.
- There will be a once a week 55ft. trailer delivery.
- Employees will maintain the inside and outside of the store on a daily basis.
- Exhibit A-12 – A colored rendering of a typical AutoZone design.
- Exhibit A-13 – A material board for AutoZone.
- An AutoZone does courtesy service for customers such as changing wiper blades, batteries, or headlights.

Eric Keller, Bowman Consulting, is still under oath from the prior hearing.

- Described the lighting for AutoZone which will be all LED shoebox style fixtures.

Mr. Smith

- The security lighting on the side of the building will be directed straight down.

Mayor Francioli

- Is concerned with the condition of the lot around the AutoZone.

Mr. Smith

- The employees inspect the site upon opening and closing. They have a checklist for the site to make sure the area is clean.

Mr. Keller, the fire chief, is satisfied with the circulation around the site.

Mr. Smith

- Sets the delivery schedule for the site. Deliveries will take place either early morning between 6:00 or 6:30AM or after hours.

Mr. Ferramosca

- Is asking the applicant to be sensitive to the roads they use.

Mr. Smith

- There are oil spill clean-up policies in place. The employees are instructed on how to clean-up. We also have a safety clean service that we are contracted with.
- He does not know if this site is scheduled for commercial delivery services.

Chairman

- Had explained that overnight parking of vehicles is not allowed on this site.

8:02PM - Opened to the Public for questioning and comments.

Seeing None, Hearing None.

Closed to the Public for questioning and comments.

Eric Keller

- Gave the traffic testimony.
- Referenced the traffic report dated 12-21-15.
- All the counts were re-done to include the new Shop-Rite.
- He found that the original modifications that were approved still work with this site.
- Discussed different peak hours and the timing of signals that need to be modified once the traffic patterns are studied.
- Discussed the onsite traffic flow and why it was designed that way.
- Parking exceeds the parking requirement per the ordinance.
- All parking spaces will conform.

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

- Is concerned with the amount of traffic in the front of the stores.

Mr. Keller

- Described how the circulation will work. It will be a balancing act.

Mr. Maceira

- The driveway at Ridgedale Avenue has a lot of traffic and signage.

Mr. Keller

- The AutoZone has low volume. He does not see it as a congestion point.
- The eastern driveway onto Hanover Avenue is a right turn only.
- The intersection at Hanover and Ridgedale will operate better once this site is developed.
- The service levels will be reviewed after the development would be complete.

Mr. Maceira

- There will be marked crosswalks at the signalized intersections.

Mr. Keller

- There will be crosswalks with pedestrian actuation.
- Discussed enhanced crosswalks to join the two retail sites together, Crossroads and Morris County Mall.
- There are no cart corrals proposed for this site.
- Exhibit A-14 – A site plan rendering dated 2-16-16

8:36PM - Opened to the Public for questioning and comments.

Seeing None, Hearing None.

Closed to the Public for questioning and comments.

Mr. Dietz

- Feels that the AutoZone Materials being proposed are a higher end design.

Mr. Wyciskala

- Reviewed Mr. Maceira's report dated January 18, 2016 along with the outside agency reports.
- Also reviewed Mr. Brancheau's report dated January 18, 2016.
- The Applicant is not proposing on-site security personnel.

8:52PM – Break

8:58PM – Back on Record

Mr. Wyciskala

- Exhibit A-15 – Phasing Spreadsheet
- Reviewed the Boards concerns for phasing.

Mr. Keller

- We do not have a definite start date.
- The start date will depend on outside approval and the developer's agreement.
- We will start in the eastern quadrant.
- An estimation of 3 months of work will be done before the pad sites can be delivered.
- The proposed phasing plan and time frames for work were reviewed.

Mr. Wyciskala

- Explained that the applicant is putting a tremendous amount of money into this site.

Mr. Sullivan

- Clarified the Boards concern with issuing CO's for the QuickChek and AutoZone prior to the pads and Buildings A, B, & C being built.

Mr. Wyciskala

- There are firm lease agreements in place for this retail site.

Mr. Keller

- Explained the reasons for the timelines for the phased construction schedule.

Mr. Ferramosca

- Is looking for an overlapping of construction.

Mr. Wyciskala

- Is comfortable with the footings and foundations.

Board

- Before CO's are issued for the QuickChek and AutoZone, we want the foundations for the 75K square feet completed.

Mr. Ferramosca

- If issues arise and the construction does stall, I want perimeter plantings in place.

Mr. Wyciskala

- Does agree to perimeter plantings if construction is delayed.
- QuickCheck and AutoZone will not operate until the foundations for the other 75k sq. ft. is constructed.

9:30 - Opened to the Public for questioning and comments.
Seeing None, Hearing None.
Closed to the Public for questioning and comments.

William Hamilton, Bowman Consulting, Professional Planner.

- Addressed the variances and the design waiver.
- The height of the light fixtures was discussed.
- There will be maximum illumination of the property line.
- Signs were discussed.
- The setback for QuickChek's front yard was discussed.
- Wall variances were also discussed.
- Addressed the signs and the need for branding and visual identification.
- The requested signs were described and the variances associated with the signs.
- Reviewed the sizes of the proposed signs on the buildings.
- There were variances previously granted for the QuickChek.
- Reviewed the positive criteria being met in order to grant variance relief.
- The negative criteria were also addressed.

Mr. Wyciskala

- If outdoor dining becomes an issue, QuickChek will remove it.
- There are 2 tables on the Southside for dining.

9:57PM - Opened to the Public for questioning and comments.
Seeing None, Hearing None.
Closed to the Public for questioning and comments.

Board

- Open to comments.

Mr. Byrne

- Would like to see a lot of the road improvements completed so that the county can complete the paving of Hanover Ave.
- He is also concerned with the number of signs.

Mr. Ferramosca

- Does not feel that all the sides of the building need signs.
- Only the sides of the building facing the road need signs.

Mr. Keller

- Discussed the purpose of each sign.

Board

- The Board had an open discussion regarding the signage on the site.

Mr. Keller

- Reviewed the location of the entire wall signs to be mounted.
- The fourth sign on AutoZone will be eliminated.

Mr. Sullivan

- Reviewed the conditions.

Motion to approve preliminary and final site plan, variances, exceptions and subdivision subject to conditions.

Moved by Member Nardone.

Seconded by Member De Nigris.

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

V. OTHER BUSINESS

ORDINANCE REFERRAL – REFERRAL OF ORDINANCE 3-16 – IB-3 ZONE DISTRICT AND AUTHORIZATION FOR CHAIRMAN TO SIGN REFERRAL LETTER TO TOWNSHIP COMMITTEE

Motion to approve and authorize Chairman to sign referral letter to the Township Committee.

Moved by Member Ferramosca.

Seconded by Member Byrne.

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

VI. ADJOURNMENT

Meeting Adjourned at 10:23P.M.

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