

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

Chairman Eugene Pinadella 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, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Absent was Member: Dobson

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

Mayor gave overview of how the Township Committee felt about the proposal by the Silverman Group.

The Board discussed Florham Park Center and how relevant it is.

Mr. Byrne requested that Gerry get the board the flood plane and riparian lines for properties along Rt. 10

Mr. Maceira

- The Blue Acres funding was denied by the state

Mr. Byrne

- Board must look at properties on Rt. 10 that are undevelopable and the Township Committee then needs to decide what they want to do with these properties.

Mayor

- Must be careful, do not want to end up in the real estate business

Mr. Maceira

- Two boarded up houses across from Whippany Village are bank owned

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, Critchley, Deehan, De Nigris, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Absent was Member: Dobson

I. PUBLIC BUSINESS

1) CASE NO.		15-4-5	
APPLICANT/OWNER		RIVER PARK BUSINESS CENTER, LLC c/o AMY NEU	
LOCATION:		47 PARSIPPANY ROAD	
		WHIPPANY	
BLOCK:	3801	LOTS: 2	ZONE: TC
	4101		1

Applicant is seeking Preliminary and Final Site Plan approval for the development and operation of approximately 364,544 sq. ft. of flex/warehouse space, consisting of five (5) buildings, with associated parking, utilities, detention basins, loading areas, lighting, landscaping and other site improvements. The applicant is also seeking variance relief from sections 166-207.3 and 166-155 as well as any and all other variances that may be required. Case partially heard and carried from March 22, April 19 and May 24 and June 21, 2016

Board Action Date – AUGUST 16, 2016

John Wyciskala- Attorney for Applicant

Chairman Pinadella gave instructions to the audience and also reminded public and board of American Sign Language interpreters who will be signing this evening

Gary Lader- Architect for Applicant

- Sworn in by Board Attorney
- Gave a brief summary of education and licenses
- Accepted by the board as an architect
- Involved with this project for approximately 12 years
- Licensed to practice in NJ and PA
- Buildings are designed as flex building and used for both office type use as well as to accommodate warehouse uses
- The exterior walls will be precast concrete panel
- The windows and entrance doors are aluminum
- 60-70% warehouse use with the remainder as office use
- Window systems are aluminum and commonly known as storefront system

- The color of the building will have blue stripes and some maroon, the idea behind the color is to help the visitors identify the building
- A canopy that will extend 8 ft. beyond the building
- Canopy colors will be matching the color of the bands on the buildings
- Will have knock out panels to allow for future loading docks
- 5 different buildings and each slightly a difference size
- One building type is a 2 story type
- 2nd building type only allows for a single story
- Building five has the primary election facing Eden Lane which allows for a 2nd story mezzanine type structure
- The other four buildings will primarily have the side view shown to Eden Lane
- Building 3 is one story only, building 2 is a single story and building 4 is a double story
- Building 1 and 5 are two story

Mr. Ferramosca questioned buildings 1 and 5, what plans do they have to mitigate the light impact from those buildings at night and beyond dusk. What considerations are there?

Mr. Ferramosca

- Visit Park Avenue and Columbia Turnpike and look at the building, it was built very friendly to the neighbors. It was designed so light does not emit and disturb the neighbors

Mr. Lader

- The front portion is office and the rear is warehouse, the height is 34”to parapet
- There could be multiple tenants off of one entrance
- Cannot comment on the number of tenants because of flex space

Mayor

- The worst case scenario would be multiple uses per each building

Mr. Lader

- Discussed the rooftop mechanicals and feels there will be very little visibility of the rooftop units because the equipment is set back from the roof edge and the 3’ parapet will shield the roof top equipment

Chairman

- Wants to make sure and take a look to make sure that the rooftop equipment is not visible from any floor of the residential units.
- Does not want the residents looking down at the roof top equipment
- If the parapet has to go higher, I would rather see the parapet go a little higher in order to shield the view of the equipment from the residential units

Mr. Lader

- Not prepared tonight to give a detailed analysis of the view that the residents will see
- There is a way I can help all to understand what the view will be, just cannot provide it this evening

Mr. Byrne

- Roof top structures are to be screened not made invisible , the ordinance identifies exactly what they have to look at for the screening

Mr. Sullivan

- Reviewed section 166-133 of the ordinance regarding the rooftop screening
- The applicant stipulated they will comply with the ordinance and wants applicant to discuss how they will meet these conditions

Opened to Public

Delores Bocian- Resident of Appletree Lane

- Questioned, the size and number of knockout panels

Mr. Lader

- Typical knockout panel size is 8 x 10 and approximately 16 per building
- Clarified that all the interior floor elevations will be the same in all buildings
- Typically the utilities will be brought into one spot into the buildings and then distributed to the tenants once the tenancy is determined

Mr. Sullivan

- The applicant must meet state and local noise levels

Jim Neidhardt- Resident of Appletree Lane

- Questioned if it is 20% office and approximately 70% warehouse

Mr. Nardone

- Parking will be calculated 76% warehouse and 24% office
- Questioned renderings and why the rear elevations were not shown

Mr. Lader clarified that there are no loading docks on the short side or front of the building, but only in the rear. The windows are not proposed on the loading dock sides of the buildings.

Anthony Lauro- Resident of 1803 Appleton Way

- Questioned the overall square footage of each building

Mr. Lader

- The numbers range from 52,000 square feet to 100,000 square feet

Tom Miller- Resident of 1902 Appleton Way

- Asked if they would consider earthen

Russell Nattress – Resident of 3803 Boxwood Ct

- Questioned how they will mask the sun's reflection from the glass

Mr. Lader

- Does not feel there will be any reflection down into the road

Chairman Pinadella

- We have asked the developers in the past to tint windows to help with the reflection

John Kovian- Resident of 2604 Courtland Lane (sign language interpreter Steve Toth)

- Looking at over 365,000 square feet and is concerned with the utilities being able to supply this facility
- Will the utilities and services cause any issues with powerlines feeding the building

Mr. Wyciscala

- Will have to receive and will serve letters
- Developers responsibility to size everything correctly and get approvals from all the utility companies

Delores Bocian is concerned with high tension wires and the effect of the resident's health.

Chairman Pinadella commented that there is no proof that any of these have effect on human health.

Mr. Nardone questioned what view will be there in the winter when the trees are bare. There was testimony regarding the natural screening and foliage.

Mayor

- Learning some very interesting things this evening as there is the potential for 16 loading docks per building

Mr. Wyciscala

- Will have the architect and landscape architect get together

Mr. Mihalko

- Potential for 40 dumpsters on this site, this needs to be addressed

Mr. Nardone

- Wants to know if they can bring back someone who can address the potential maximum tenants

Mr. Wyciscala

- It is the nature of the use that it make

John Kovian (Steve Toth sign language interpreter)

- Regarding buildings 2 and 3 having very narrow space, how would trucks get in there?

Mr. Lader described where the trucks and cars are going.

Motion to carry the case until September 27, 2016

Moved by Member Byrne and seconded by Member De Nigris

Members Byrne, Critchley, Deehan, De Nigris, Ferramosca, Francioli, Nardone, Mihalko and Pinadella were all in favor

II. ADJOURNMENT

Meeting Adjourned at 8:47P.M.

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