

**Minutes of the Planning Board of the
Township Of Hanover
SEPTEMBER 27, 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, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Milhako and Chairman Pinadella

No members were absent

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

Chairman

- Reviewed agenda for the meeting
- Mayor Francioli wants a workshop session and definitions of flex building and warehouse building.

Blais Brancheau

- Discussed service station ordinance
- One modification to repair part of main building

Mayor discussed Hanover 3201 out of DEP and DOT review. They obtained the required permits to go ahead with their project.

Maria Esposito case is pending in appellate court.

Chairman Pinadella called the Public Meeting to order at 7:31 PM 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, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Milhako and Chairman Pinadella

No members were absent

I. PUBLIC HEARINGS

- | | | |
|----|-------------------|--|
| 1) | CASE NO. | 16-8-11 |
| | APPLICANT | FIRST HOLINESS CHURCH OF THE APOSTOLIC FAITH, INC. |
| | OWNER | DEAN AND KEITHA McADOO |
| | LOCATION: | 7 SADDLE ROAD
CEDAR KNOLLS |
| | BLOCK: 701 | LOT: 20 ZONE: I |

Applicant is seeking preliminary and final site plan approval with variances in order to permit the renovation of the existing building and related site improvements including an expansion of the parking area. Applicant is seeking relief from sections 166-153(K)166-141(J) as well as any and all other variances that may be required.

Board Action Date – November 8, 2016

Jason Rubin- Attorney for Applicant

- Gave overview of the proposed application and the existing conditions
- Reviewed list of professionals who will present that evening.

Roman Walker- Pastor for the church

- Sworn in by Board Attorney
- Gave brief overview of the church, size of congregation and proposed use for the site.
- Seeking to use the site as a house of worship.
- Membership of 45
- Use this as a place of worship, a place to meet and pool resources.
- May have some growth over the next few years
- Feels the request for this location will accommodate them for up to 200 members
- If they grow over 200 they know they will have to look to another site.
- The members are local from Morristown.
- Most of use is on Sunday between 10am and 2 pm
- In the evening from 6-9pm and maybe one or two days during the week.
- Currently meet Tuesday afternoons and Saturday evenings.
- Started out as a small bible study in 1992 and moved into current location in 2002
- If we approach 200 members we know we will have to find a larger house of worship.
- Banquets will only be for members and fellowship for the members of the congregation.
- Will not be renting this facility out unless to another church that may need to use the facility for a few areas.

- Space behind sanctuary is outside the building.
- Plan is to use on room at a time and no use for uses being held concurrently in different rooms.
- They are the contract purchaser for the proposed sites
- Currently meet Tuesday and Saturdays in addition to Sunday

Opened to Public
Seeing and Hearing none
Closed to Public

Alfred Stuart- PE and Land Surveyor

- Sworn in by Board Attorney
- Gave educational and professional background
- Accepted by Board
- Walked the Board through the proposed plan/project and surrounding area.
- Referred to plans dated August 15, 2016
- On the site is an existing building, parking areas and drive isle.
- Topography of site is split in half at and high point is at northerly border and then goes east and then the west.
- Stream located behind them on lot 4
- Two parking areas, larger area in rear of building and only one access point from Saddle Road.
- Described the drive isle and circulation around the site.
- The building is a one and two story building, across front is one story and middle is two story and in the back one story.
- Drainage run off in rear of building goes to rear corner of the parking area in the southwest corner.
- The front of the building forward flows to Saddle Road, collected by catch basin.
- Proposing to increase parking area, need fifty stalls going by seats
- Described where the parking stalls are proposed.
- Six regular stalls, two handicapped and then six additional stall for a total of fourteen stalls in the front yard.
- Thirteen stalls proposed on the side and eight stalls in the rear.
- Converting loading area to additional three stalls.
- To provide a catch basin in the lawn with drywells.
- Proposing parking areas with lighting and lighting above the doors.
- Six lights throughout the parking area
- One is a double headed pole and adding additional lighting above doorways at rear of building
- Adding four trees along the front, three trees along the boundary line, one tree in the parking isle and shrubbery around the proposed sign.
- Reviewed the Planners report dated September 27, 2016
- Walkway in front of the building and the walkways are proposed at the front of the stalls
- Will be removing the wing walls and will provide sidewalk all along the front of the building.

- Proposing it to be 4 ft. wide which will leave additional room for drive isle.
- Rooftop HVAC system will be replacing in kind
- Will revise plan to show there is a positive drainage way from the building
- The proposed four oak trees will modify from oak to red maple and will shift back to 10 ft. in order to clear power lines
- Proposing a viper light and will provide additional information.
- Proposed stockade fence at dumpster location and will change to board on board fence.
- There is sufficient room for the fire trucks to access the site.
- There is enough room within the dumpster area for two dumpsters for the recycling plan.
- 2 cubic yard dumpsters are proposed.
- The overhead door will be modified to a double man door.
- The applicant will comply with all planners comments in section B2-10
- Reviewed the Township Engineer's report dated September 27, 2016
- Will install one additional inlet per the request of township engineer rather than two.

Gerardo Maceira the Township Engineer is satisfied with the one additional inlet rather than two.

Alfred Stuart

- Scour hole will be installed to allow slowing the dissipation of the runoff.
- The dumpster will be on a 6 inch concrete slab and screened.
- Will comply with all comments with slight modification to item 4.
- Parking is calculated per one event at one time.

Mr. Ferramosca

- There is no parking allowed on Saddle Road and questioned if they had an agreement for outside parking.

Mr. Stuart

- Does not intend to be parking on Saddle Road.

Mr. Brancheau questioned if the church uses vans for the congregation and if so are they parked onsite.

Mr. Rubin

- Will recall the pastor to answer this question after Mr. Stuart's testimony is completed.

Mr. Stuart addressed the width of the drive isles and the overhang of the sidewalk.
Opened to the Public

John Kovicianian (through his sign language interpreter Steve Toth)- Resident 2604 Cortland Lane, Whippany

- Questioned the ADA compliance for the fire alarms and will they have strobe lighting for the deaf.
- Questioned the people working on the second floor and how will they know someone is entering the building.

Mr. Rubin

- Architect will address these questions

Recalled Pastor Walker

- At this time most members car pool, there are no vans at this time and there are no vans or overnight parking

Break ~ Secretary needed to fix the podium microphone

Back on record

Jennifer Palermo – Architect for Applicant

- Gave educational and professional background
- Board accepted as professional architect
- Addressed ADA compliance and video monitoring
- Addressed the electrical and fire alarm plans
- There will be orange strobes and the pastor will provide a video income system to the second floor offices.
- Addressed how the overhead door will be changed to a double man door.
- The condition of the building is currently dirty and will be cleaned and if needed painted.
- Will comply with the township ordinance for rooftop structures and screening.

Opened to Public

Deloris Bochian- 3508 Appletree Lane

- Questioned if the door will be able to accommodate an emergency stretcher.

Closed to Public

Wayne J. Ingram – Planner for Applicant

- Gave educational and professional background
- Board accepted as a Professional Planner

- Addressed the two requested variances.
- First variance is for less than a five acre property.
- Most other houses of worship in town are on less than five acres.
- Will be making a lot of upgrades to this property and going to 37.3 setback.
- A-1 Colored aerial image of property and surrounding sites.
- Addressed paring isle requirement and will try and get closer to the 24 feet. Minor overhang will not cause a problem.
- Feels the benefits far outweigh the detriments.
- Board could grant variance without adverse impact to the zone plan.
- Pastor will inquire with surrounding properties regarding a parking agreement.
- For what this church is this is an appropriate size lot and building.

Mr. Brancheau

- The existing impervious coverage at this site is 29,000 sq. feet, and 22,500 existing impervious coverage

Opened to Public
Seeing and hearing none
Closed to Public

Mr. Rubin

- Thanked the Board and feels they have presented sufficient testimony regarding the use.

Chairman Pinadella

- If it becomes an issue with the size and parking it will need to be addressed by the Pastor and the town.

Mr. Sullivan outlined the proposed conditions.

Motion to approve with conditions, moved by Mayor Francioli and seconded by Member Byrne.

Members Nardone, Deehan, Critchley, Dobson, Byrne, DeNigris, Ferramosca, Mayor Francioli and Chairman Pinadella all voted in favor to approve with conditions.

Break for five minutes

2)	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 and August 16, 2016

Board Action Date – September 27, 2016

John Inglesino – Attorney for Applicant

- 71,830 feet of office proposed
- Site plan will be revised to match the architects

Gary Lader

- Still under oath from prior meeting
- A-15 Described the exhibit
- All principal front elevations and rear elevations of all five buildings.
- This exhibit includes the elevations for all five buildings.

Mr. Sullivan discussed with Mr. Lader the dates on the exhibits and what is accurate.

Mr. Lader

- The total number of knock out panels is 82 and can recommend a non-glare glass.

Mr. Inglesino

- This is flex space and will comply with township ordinances.
- There could be multiple tenants in each building as the market permits.

Mr. Lader cannot answer what the maximum tenancy in each building can be.

Mr. Inglesino

- This is flex space built on spec

Mr. Lader

- The building depth ranges are 136 feet to 168
- Three buildings are 168 feet deep and two buildings are 136 feet deep
- Referred to exhibit A-3
- River Park section plan view dated April 19, 2016

Erik Keller

- Still under oath

Mr. Lader

- Described the roof top mechanicals.
- Dependent to area of office space and window exposure.
- Described how one unit could service several tenant spaces.
- Depends on how the mechanical engineer designs the unit.

Mr. Inglesino

- Questioned if the line of site is something the architect is qualified to answer.

Mr. Lader

- Yes, in limited capacity.
- Very dense buffer zone of trees, impression is it will be difficult to see rooftop structures from residential properties.
- If you are looking out of the townhouse windows there is such a dense buffer of trees that it will be fairly screened.
- The grade is 30-60 feet from the residences.

Mr. Ferramosca and Mr. Lader began discussing buffering, screening, visibility and density of the trees.

Mr. Inglesino

- Interjected commentary as follows:
- We are here building in accordance with your ordinance and at this point given the extension of the testimony it has been asked and answered.
- If the Board would like some sort of buffering will take under advisement and will get back to the board.
- Will comply with the rooftop mechanical ordinance.

Mr. Sullivan clarified that the screening of rooftop structures are specifically addressed in the ordinance.

Mr. Brancheau

- Has basic questions on floor plans and the mezzanines are listed as optional. Once we know where the office floor is, then we can address the parking requirements.

Mr. Lader

- If mezzanine area is built it will be for office use only. The office floor area proposed is not counting the mezzanine.

Mr. Brancheau needs to know the minimum case and worse case in order to address FAR and parking requirement.

Mr. Inglesino will revise plans to accommodate the 71,830 sq. feet

Opened to Public

Delores Bocian – Resident at 3508 Appletree Lane

- Questioned cross bay docking

John Kovian – Resident at 2604 Cortland Lane

- Questioned the height of building number five

Mr. Lader

- 36 feet to the parapet

Mr. Kovian

- Questioned building a berm and installing trees

Mr. Inglesino

- The applicant will look into installing additional plantings and will take under advisement.

Public portion closed

Mr. Keller

- Recalled to address parking issues and the status of the parking since the parking requirements have changed since the application was submitted
- Total of 357,888 sq. feet for all five buildings.
- Office component and warehouse component
- One space for every 250 sq. feet
- Based on that 287.32 space for that amount of office space.
- Warehouse space has a parking requirement of one space for every 800 sq. feet and 317.9 spaces are required. 606 parking spaces.
- 103,510 sq. feet if mezzanine space is added, 1 space per 250 sq. feet. 414 .04 spaces required total. 732.01 total parking required.
- 606 spaces if no mezzanine, 733 spaces if mezzanine is built.
- Described the ultimate parking plan- does have a plan where they could reach 733 spaces.
- Will provide a banked parking plan.

Chairman Pinadella suggested getting rid of one of the buildings and realigning the parking off the main driveway as well as eliminating any access to Eden Lane from this development of flex buildings.

Board professionals and Mr. Keller had an open discussion regarding the different parking requirement numbers.

Mr. Inglesino

- Requested a special meeting or be guaranteed an entire meeting night.
- Consented extension to November 22, 2016, the whole meeting would be devoted to River Park and no other cases to be scheduled.

November 8, 2016 is election night and board will not meet and will not meet on November 15, 2016 due to league convention.

Board wants applicant to look at access from Apollo, limited access from Eden Lane.

Motion to carry over to November 22, 2016, moved Member Ferramosca and seconded by member Byrne. Voice votes, all members present were in favor.

II. MINUTES – SEPTEMBER 13, 2016

Moved by Member Ferramosca and Seconded by Member Byrne, voice vote all members present in favor of adopting the minutes as written.

III. OTHER BUSINESS

REFERRAL OF ORDINANCE 28-2016 AMENDING THE REGULATIONS FOR GASOLINE STATIONS AND MOTOR VEHICLE REPAIR ESTABLISHMENTS AND AUTHORIZATION FOR THE CHAIRMAN TO SIGN THE LETTER OF REFERRAL TO THE TOWNSHIP COMMITTEE.

Ordinance 28-16 was approved as written and authorized Chairman Pinadella to sign the letter.

IV. ADJOURNMENT

Meeting Adjourned at 10:42P.M.

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