

**Minutes of the Planning Board of the  
Township Of Hanover  
January 17, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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, Milhalko and Pinadella

Absent: No members were absent

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

Board is going to ask Blais to survey various communities regarding parking requirements.

Board discussed parking garages.

Hanover Township is meeting with Apollo Drive property owners regarding access to River Park Site.

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, Milhalko and Pinadella

Absent: No members were absent

**I. PUBLIC HEARINGS**

- 1) **CASE NO.** 11-5-2  
**APPLICANT/OWNER** Jean M. Moroz  
**LOCATION:** 41 & 43 Malapardis Rd.  
Whippany  
**BLOCK:** 2903 **LOTS:** 17 & 18 **ZONE:** R-25

Applicant is seeking an extension of time to perfect the minor subdivision that was approved with conditions November 17, 2015 and resolution memorialized December 8, 2015.

Richard Stein – Attorney for Applicant

- Gave an overview of the reasons for the extension of time being requested.
- Requesting a ninety day extension.

Case will be extended until April 24, 2017.

Moved by Member Ferramosca and seconded by Member Byrne.

Members Nardone, Deehan, Crithcley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor.

<b>2)</b>	<b>CASE NO.</b>	16-8-10
	<b>APPLICANT</b>	CLN DESIGNS LLC
	<b>OWNER</b>	35 MELANIE LANE LLC
		WHIPPANY
	<b>BLOCK:</b> 6701	<b>LOTS:</b> 2 <b>ZONE:</b> 1

Applicant is seeking Preliminary and Final Site Plan approval and “C” variance relief in order to build a 29.3 sq. ft. lawn monument sign. Applicant is seeking relief from sections 166-215 & 166-216.

***Board Action Date – FEBRUARY 8, 2017***

Lawrence Calli – Attorney for Applicant

- Gave overview of the existing property which is an 18 acre site.
- Seeking a sign for the tenant LIFTMASTER.
- Sign is needed to help trucks and visitors find their site.
- Sign variance is for total quantity of signs and content.
- The proposed 30 sq. ft. sign will only have LIFTMASTER on the sign.

Grant Lewis – Civil Engineer for Applicant

- Sworn in by Board Attorney, Michael Sullivan.
- Board accepted Grant Lewis as a professional engineer.
- Gave overview of the site and reviewed the key map for the site.
- Described the location of signs on this site.

Chairman Pinadella wants all of the signs on this site coordinated. Also, questioned why all of the applications were split.

Grant Lewis

- Exhibit A-1 Aerial exhibit of the site and surrounding area dated 1-17-17
- Described the location of the existing and proposed signs.
- Trying to prevent trucks and visitors from entering at the Breeze Eastern entrance and wants clear identification of the tenants at the driveways for each tenant.
- The new sign will be an even swap and will replace the existing LIFTMASTER sign,
- There will be plenty of room for landscaping around the sign.

Chairman Pinadella questioned changing interior flow of the site.

Mr. Calli

- Representing LIFTMASTER and not the property owner and is here to try and get proper signage for the LIFTMASTER tenant.
- The next application that is coming before them later next month will be the property owner and suggested discussing site issues with the property owner when they are before the board.

Grant Lewis gave the dimensions between all of the driveways.

Member Byrne

- The township ordinance was designed for single tenant buildings and this is not a single tenant building and most buildings are no longer single tenant buildings.
- 

Ferramosca wants to see how they can address the connector issue and to put a contingency on the application so it is contingent on the landlord making safety design changes on the site.

Mr. Calli

- That would be impossible for the applicant to satisfy and if the approval is contingent on the connection points, we cannot guarantee it would be satisfied.
- The small existing LIFTMASTER sign will be removed and replaced with the new sign that is being proposed
- 

Mr. Maceria

- Sworn in by Township Board Attorney, Michael Sullivan.
- Discussed the traffic flow on this site and how it interacts with the public right of way.
- There may be some safety issues on site, but not on the public right of way.

- Articulated trucks may have difficulty maneuvering at the site, but regular box trucks and smaller vehicles should be able to maneuver at the site without any safety issues.

Opened to Public  
and hearing none  
Closed to public

Mr. Calli summarized the application.

Mr. Ferramosca wants in the resolution to show the merits of the Planning Board's discussion and subsequently correct the internal flow issue.

Board Attorney, Michael Sullivan summarized the conditions.

Motion to approve with conditions was moved by Member Ferramosca and seconded by Member Nardone.

Members Nardone, Deehan, Crithcley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor to approve the proposed application with conditions.

The board took a short break

<b>2)</b>	<b>CASE NO.</b>	16-7-9
	<b>APPLICANT</b>	RJ PARENT INVESTORS, LLC
	<b>OWNER</b>	<b>TBD</b>
	<b>LOCATION:</b>	230 HANOVER AVE. CEDAR KNOLLS
	<b>BLOCK:</b> 601	<b>LOTS:</b> 1 <b>ZONE:</b> IB-3

Applicant is seeking Preliminary and Final Site Plan approval for the development of an 89,770± square foot BJ's Warehouse Club and gasoline station along with 20,100± square foot retail/commercial/restaurant space as well as an additional 7,750± square foot freestanding retail/commercial/restaurant building along with related sight plan improvements. The applicant is seeking relief from sections 166-104F(1), 166-104F(2) and 166-104Q(1) as well as any and all other relief that may be deemed necessary.

***Board Action Date – JANUARY 17, 2017***

James L. Lott, Jr. – Appeared as the attorney for the applicant

- Owner of the property is Cresticon and will submit the deed to the Land Use office showing correct ownership

George Goff – Manager of Site Development for BJ's Wholesale

- Sworn in by Board Attorney

- Handles the upfront lease negotiations.
- Gave the overview of the reasons this site was chosen.
- This site will be an infill location and will have a separate fuel station on the site.
- Six pumps in line with all traffic flows in one direction and extra-long fill hoses so that a car can be filled from either side. Will also have a propane refill station for home such as a BBQ grill.
- The tire center will handle the sales, service and installation of tires. It will be strictly be a tire center.
- All other business is done within the club itself.
- Gave an overview of the interior layout of the site.
- Does not have a liquor license at this location and may seek one in the future.
- The hours would be Monday through Saturday 9am to 10pm and Sunday 9am to 8pm.
- Gas opens as early as 6:30am Monday through Saturday until 9pm and Sunday till 8pm.
- Approximately number of employees for this site would be 125-150 team members.
- No overnight storage of vehicles on the site and no overnight storage.
- Deliveries are made at off hours for the club and the gas station would be during operation hours due to the fact an employee must be present for delivery.
- Cardboard bails in the receiving area and will be bundled and brought back to the cross dock center.
- The gas station will be a six pump inline gas station with 12 fueling stations selling regular, premium and diesel fuels.
- This location will have a 45 foot cueing which exceeds the design requirements.
- The trucks are WB67. Trailers will be dropped off and locked in place so they can be unloaded and the one currently onsite will be hitched and removed.
- No overnight storage of vehicles, just overnight deliveries and the trailer that is there will be unloaded.
- The battery recycling is indoors; tires are stored within the tire center and once a week a trailer will come and live load/unload.
- Customer base is within the range of ice cream melting, about fifteen to twenty minutes.
- NJ Law requires that the fuel station must be opened to all and cannot be restricted to members only.

Mr. Ferramosca questioned if delivery times could be scheduled to lessen the impact to the one hundred homes at Waterview.

Opened to public  
Seeing none  
Closed to public

Chirag Thakkar – Engineer for Applicant

- Sworn in by Board Attorney
- Engineer for Arna Engineering
- Gave overview of educational and professional background.
- Accepted by the board.
- Gave overview of existing conditions.

- A-1 Cedar Village existing conditions with aerial view.
- A-2 colored site plan rendering. Site was a former industrial site and is currently going through an environmental clean-up.
- A-3 9/22/16 letter from Arcadis regarding remediation of the site.
- Waterview is over 1,500 feet away from the loading docks on this site.
- 117,785 sq. ft. commercial space with six-hundred and eight parking spaces.
- Loading docks are on the backside of the building and completely out of site from the general public.
- Six storm water remediation sites on the property.
- The site will be serviced by offsite water and sewer.
- Three access points from Hanover Avenue.
- Proposing sidewalk that connects from Novartis property to this site.
- The sidewalk will be a new 5 ft. sidewalk.
- Discussed sidewalk connection to retail B and wants to have at the controlled intersection.

Mr. Ferramosca is concerned with the conflict of the left turn onto the site and the American Way site.

Mr. Maceira

- There is a dedicated left hand turn lane and there is a road widening required by the county.

Mr. Thakkar

- Six-hundred and eight parking spaces proposed 9 x 18 and 9 x 20 spot sizes.
- The main driveway width on westerly side is 40 feet and drive by building is 25 ft.
- Reviewed the truck circulation plan.
- Delivery route is going counter clockwise around the building.
- Will put an employee only sign so that the public does not go behind the back of the building into the loading area.
- Requesting three waivers associated with lightning. 30 foot poles, wattage of the fixtures and exceeding light levels at the property line.

Mr. Ferramosca asked for more buffering along the Novartis property line.

Mr. Thakkar

- Proposing a line of buffering along the property line.
- Not disturbing any of the wetlands buffer line.
- Waterview is over 1,600 feet away from this proposed site.

Mr. Maciera

- Sworn in by Board Attorney
- Is ok with the pavement design waiver and is also good with the geotechnical design.

Mr. Thakkar

- When the storm water basins are full it would be 5ft. deep and the second one to the north is 6.5 feet. There is a raingarden by Hanover Avenue.

Chairman Pinadella wants fence to be 6 by 6 poles by 6 x 6 rails. The same as split rail fence only made with 6 x6 rails.

Mr. Thakkar

- This may not be a readily available fence.

Mr. Maceira

- There is a post and rail fence installed at the Shop Rite site with mesh.

Mr. Thakkar

- Can or will install a post and rail fence and put mesh on the fence.
- Discussed signage that is proposed for the site.
- A-4 Sign Location Plan
- Will submit a conforming landscape plan including the suggestions from Mr. Brancheau's report.
- Discussed the phasing of the property.
- Each phase is self-compliant.
- Described the phasing plan as well.

Mr. Sullivan reviewed Mr. Brancheau's January 15, 2017 memo with the applicant's attorney.

Mr. Lott will review at the end once all of the applicants and professionals have testified.

Mr. Thakkar

- Described where the trash enclosure is and will have an ADR dumpster. The location of the dumpsters is dictated by the drive isles.
- Will build with masonry on three sides and will board on board on the front.

Opened to public

Gary Kiser – 16 Wing Terrace

- Questioned if they knew about the water line that goes from Countrywood out to Hanover Avenue.

Mr. Thakkar

- The waterline is not on the applicant's property.

Closed to public

Jay Troutman – Traffic Expert for Applicant

- Gave overview of educational and professional background.
- Accepted by board and sworn in by Board Attorney.
- Is familiar with the County Corridor study.
- Quite a bit of distance between this property and the road transition to American Road.
- Is working with the county for road improvements and signaling approvals.
- Discussed onsite cueing at the fueling station and the main retail site.
- Met with the County and the police chief. Left out of driveway will be restricted AM & PM during peak hours.

Mr. Sullivan

- Traffic report needs to be submitted to the Land Use office.

Mr. Troutman

- Fairly even distribution of shoppers from all directions around this site.

Opened to public

Seeing none

Hearing none

Closed to public

Richard Lushkey – Architect for Applicant

- Sworn in by Board Attorney
- Gave overview of professional and educational background
- Accepted by the Board.
- A-5 Elevation rendering
- Discussed the screening of the rooftop equipment and all will be screened by parapet.
- A-6 Site Line Diagram
- Discussed the materials and colors being used on the buildings.
- All of the ground compressors will be contained within the building

Mr. Ferramosca is concerned with the alleyway between buildings A & B along with the security.

Mr. Lott will do a camera in the alleyway for security.

Opened to public

Seeing none



Hearing none  
Closed to public

Mr. Thakkar

- Two pylon signs proposed for site are at least 35 feet apart.
- Both signs are fully compliant by code.
- A-7 Pylon sign rendering
- A-8 Gas canopy signs

Mr. Byrne wants to make sure that if the pad sites are not built they are seeded and stabilized.

Mr. Lott will agree to this. BJ's meets the 75,000 sq. ft. anchor for the retail development.

Mr. Sullivan summarized the conditions of approval and discussed the professional reports with the applicant's engineer and attorney.

Motion to approve with conditions.

Moved by Member Byrne and seconded by Member Nardone.

Members Nardone, Deehan, Crithcley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor.

Meeting Adjourned at 10:48PM

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