

**Minutes of the Planning Board of the
Township Of Hanover
January 24, 2017**

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, Mihalko and Pinadella

Absent was Member: Mayor Francioli and Member Nardone

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

Mr. Sullivan gave overview of River Park case for this evening.

The next meeting will be February 28, 2017 for River Park to get update in regards to the access to Apollo Drive.

Mr. Ferramosca discussed issues with U-turns and access issues for Quick Chek.

Chief of Police wants two-way access and exit to Ukraine Road.

Chairman Pinadella called the Public Meeting to order at 7:30PM 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, Mihalko and Pinadella

Absent was Member: Mayor Francioli and Member Nardone

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

PUBLIC BUSINESS

I. RESOLUTIONS

- | | | |
|----|------------------------|---------------|
| 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 sought an extension of time to perfect the minor subdivision. Extension granted January 17, 2017

Motion to approve the above resolution as written.

Moved by Member De Nigris and seconded by Member Byrne.

Members Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca and Pinadella were all in favor to approve the resolution as written.

2) **CASE NO.** 16-8-10
APPLICANT CLN DESIGNS LLC
OWNER 35 MELANIE LANE LLC
WHIPPANY
BLOCK: 6701 **LOTS:** 2 **ZONE:** I

Applicant sought Preliminary and Final Site Plan approval and “C” variance relief in order to build a 29.3 sq. ft. lawn monument sign. Applicant sought relief from sections 166-215 & 166-216. Application approved January 17, 2017

Motion to approve the above resolution as written.

Moved by Member Byrne and seconded by Member Ferramosca.

Members Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca and Pinadella were all in favor to approve the resolution as written.

2) **CASE NO.** 16-7-9
APPLICANT RJ PARENT INVESTORS, LLC
OWNER GIUSEPPE FORGIONE & RICHARD BIRDOFF
LOCATION: 230 HANOVER AVE.
CEDAR KNOLLS
BLOCK: 601 **LOTS:** 1 **ZONE:** IB-3

Applicant sought 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 sought relief from sections 166-104F(1), 166-104F(2) and

166-104Q(1) as well as any and all other relief that may have been deemed necessary.
Application approved January 17, 2017

Motion to approve the above resolution as written.

Moved by Member Critchley and seconded by Member Deehan.

Members Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca and Pinadella were all in favor to approve the resolution as written.

V. PUBLIC HEARINGS

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

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 August 16, September 27, and November 22 2016

Board Action Date – JANUARY 24, 2017

John Wyciskala – Attorney for Applicant

- Discussed the letter that was addressed to the board from the Township Business administrator dated January 23, 2017 describing how the town is meeting with property owners to try and gain access to the River Park site from Apollo Drive.
- Direct case has been submitted and closed for this application.
- Concluded case at the last meeting. Only items remaining are public comment and a vote by the board.

Mr. Sullivan

- Gave outline of letter discussing Apollo Drive access meetings.

John Wyciskala

- In light of this letter they did not intend to go forward this evening.
- Applicant is willing to -wait and see what the outcome of the Township meetings will be.
- Amenable to adjourning the meeting tonight for 30 days so that the township can have meetings with the property owners and then will have direction based on the discussions and findings that will be presented at the February 28, 2017 meeting.
- Carried to the February 28th meeting and gave an extension of time until March 31, 2017.

The Chairman explained to the public what carrying the case means.

Opened to public

Jim Neidhardt – Appleton Way

- Believes public comments should be held until the meeting on February 28, 2017.
- Questioned current access plans and have they been changed.

Mr. Sullivan

- Explained that Exhibit A-2 shows the currently proposed access to and from the site and this plan is still in play until they find out if there is access available from Apollo Drive.
- Exhibit A-16 massaged Jefferson Road access a little more.

Deloris Bocian – 3508 Appleton Way

- Will wait until the February 28, 2017 with extension of time until March 31, 2017 to see what the outcome of the meetings with property owners is and then will comment on the application.

Closed to public

Motion to carry case to February 28, 2017 with extension of time until March 31, 2017.

Moved by member Byrne and seconded by Member De Nigris.

Members Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca and Pinadella were all in favor to carry the case to February 28, 2017 with extension of time until March 31, 2017.

Meeting Adjourned at 7:50PM

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