

**Minutes of the Planning Board of the
Township Of Hanover
February 28, 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, Francioli and Pinadella.

Member Critchley arrived at 7:25PM.

Absent were Members: Nardone and Mihalko

Also present was Board Attorney Michael Sullivan and Township Planner Blais Brancheau

Mayor Francioli wants RPC site cleaned up and wants Sean to take action/property maintenance violations.

We are starting to get approvals on the Whippany Post Office property.

Discussed the proposed land swap with Parsippany.

PUBLIC BUSINESS

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, Francioli and Pinadella.

Absent was Member: Nardone and Mihalko

Also present was Board Attorney Michael Sullivan and Township Planner Blais Brancheau

I. RESOLUTIONS

- 1) **CASE NO.** 16-11-14
APPLICANT/OWNER CCMA NOMINEE, L.L.C.
LOCATION: 1400 ROUTE 10
CEDAR KNOLLS
BLOCK: 3401 **LOTS:** 1 **ZONE:** OB-DS

Applicant sought preliminary and final site plan approval for a free standing sign. This application is variance free. Application approved February 21, 2017

The above resolution was approved as written.

Motion to approve made by Member De Nigris and seconded by Member Deehan.

Members Deehan, Critchley, Dobson, De Nigris, Ferramosca and Pinadella were all in favor with the above resolution being approved as written.

- 2) **CASE NO.** 16-9-12
APPLICANT HARTZ MOUNTAIN INDUSTRIES
OWNER 35 MELANIE LANE LLC
LOCATION: 35 MELANIE LANE
WHIPPANY
BLOCK: 6701 **LOTS:** 2 **ZONE:** I

Applicant sought preliminary and final site plan approval for the addition of five loading docks and drive-in door to existing building as well as associated lighting and improvements. Applicant sought relief from section 166-147B(1). Application approved February 21, 2017.

The above resolution was approved as written.

Motion to approve made by Mayor Francioli and seconded by Member Deehan.

Members Deehan, Critchley, Dobson, De Nigris, Ferramosca and Pinadella were all in favor with the above resolution being approved as written.

II. MINUTES –JANUARY 10 and FEBRUARY 14 & 21, 2017

The approval of the above minutes has been deferred to a later date.

III. 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: 3801 **LOTS:** 2 **ZONE:** TC

LOCATION: 14 EASTMANS ROAD
CEDAR KNOLLS
BLOCK: 3105 **LOT:** 3 **ZONE:** I-P2

Applicant is seeking Preliminary and Final Site Plan approval and “C” variance relief in order to repair and expand the existing onsite parking lot areas, driveways and site circulation areas serving the existing building. Applicant is seeking relief from sections §166-155, §166-153K as well as any and all other variances that may be required.

Board Action Date – MAY 26, 2017

John Wyciskala – Attorney for Applicant

- Gave an overview of the application, the surrounding area and the current operations of the subject property.

Mr. Sullivan swore in Blais Brancheau and Gerardo Maceira.

Bryan Ehnes – Bohler Engineering

- Gave an overview of his educational and professional engineering background.
- Accepted by the board.
- Exhibit A-1 Aerial view at 100 scale dated February 27, 2017.
- Reviewed the aerial exhibit of the subject property and the surrounding areas.
- Also reviewed the survey that was submitted with the applicant’s application packet.
- Access to the site is by two driveways, one for each tenant.
- The existing drainage easement runs through the center of the property.
- Exhibit A-2 shows the proposed conditions with colorized rendering.
- The building will remain as is.
- The work is an expansion of the parking area north, south and east of building will be an area for car parking.
- Twenty- four parking spaces are proposed and the ideas is to separate the car parking from the trucking area.
- He described other improvements proposed on the site.
- The driveways will remain in the current location but going from 24 ft. to 30 ft.
- Proposing to the south driveway when they widen proposing a landscape island.
- Parking is required for 57 spaces, proposing 24 spaces but alternate parking shows that the applicant can meet the required parking if necessary.
- No additional signage is being proposed and none removed.
- Proposing nine pole mounted lights with no building mounted lights being requested.
- There are 131 total trees being proposed and removing 52 trees in addition to planting shrubs, grasses and ground coverings.

Mr. Wyciskala

- Reviewed the Township Engineer’s report dated February 27, 2017.

- The applicant will repave the entire parking area and the driveways will be widened to 30'.

Mr. Maceira

- 30' is acceptable for the widening of the driveway.

Mr. Wyciskala

- Addressed the tree planting and the concern it could not all be done on site.

Mr. Maceira

- Either it fit on the site, payment in lieu or plant on owner's property across the street which would be six to eight trees.

Mr. Wyciskala

- Agreed to plant six to eight trees on the applicants other property across the street.

Mr. Ehnes

- Addressed an item on Mr. Brancheau's report as to why the parking in the front of the building cannot be relocated to the rear or side of the building.

Andrew Amsterdam – Principle for ZSA

- The 500 gallon tank on the property is gone from the property.
- Described the wording on the freestanding sign on the site.

Mr. Brancheau

- Requested more detail on why large blocks of pavement are required.

Mr. Ehnes

- Answered that it is required for truck circulation.

Mr. Brancheau

- Questioned why not dedicated isles rather than such a large area undesignated.

Mr. Ehnes

- The goal is to give the client some flexibility.
- There will be no overnight parking.

Mr. Brancheau

- Referred to the aerial exhibit.

Mr. Amsterdam

- The aerial is from a previous tenant – no storage is allowed outside, no outdoor truck storage- no long term storage trucks, no equipment, no materials, no containers, no outdoor storage
- Described the current circulation of the site and what the vision for the flow of the property and the future circulation of the site.

Mr. Wyciskala

- The client will go with the 6” curbing.

Opened to the public
Seeing and hearing none
Closed to public

John McDonough – Planner for the Applicant

- Sworn in by Board Attorney.
- Board accepted him as a professional planner.
- This is a very straightforward application.
- Use is permitted.
- Seeing one variance and two design standards.
- Reviewed 166-153K1a variance parking setback.
- Gave the positive criteria for the granting of the variances.
- To improve mobility of the site.
- Reviewed the front yard variances this board granted on neighboring properties.
- The applicant will work with the Township Planner to provide landscaping.
- There is a stream at the back of the property and the rear of the property does not have enough room to do what the applicant is looking to do with the circulation of this site.
- Believes that all of the statutory tests are met and relief is warranted.

Opened to the public
Seeing and hearing none
Closed to the public

Mr. Sullivan, Mr. Brancheau and Mr. Wyciskala reviewed the Planner’s Report and what items would be conditions within the resolution.

Mr. Brancheau wants to make sure that there is no outdoor storage on the site.

Mr. Sullivan summarized the conditions of approval.

Motion to approve with conditions made by Member Byrne and seconded by Member Critchley.

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

IV. ADJOURNMENT

Meeting Adjourned at 8:32PM

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