

**Minutes of the Planning Board of the
Township Of Hanover
March 21, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00PM 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, Mihalko and Pinadella

No Member was absent

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

Whippany Park Field Lightning

Mike Bieri – Architect of Record

Matt Smith – Suburban Consulting

Mark Lescavage – Suburban Consulting

James Hubert – Hanover Park Regional Board of Education

Carol Grossi – Superintendent of Schools

Maria Carrell – Director of Curriculum

William Albert – Hanover Park Regional Business Administrator

Mr. Bieri

- Add four light stanchions.
- Poles would be 80 ft. in height.
- Phase of project to determine if can run paver from building or need Paver Company to set up service.
- Four poles with 56 fixtures.
- Sharp cutoffs on lights to shield residences.
- The new fixtures have shielding.
- 308 feet from property at Heritage.

- If the Board of Education receives approval during this informal review by the Planning Board they do not require approval from the Department of Education.

Mr. Byrne questioned the sign at front illumination.

Mr. Hubert

- It has been turned down because of the brightness.

Maria Carrell

- Will address the sign brightness with the principal of Whippany Park.
- The lights will be out by 10:00 PM.

Mr. Hubert

- During the Fall football will be four to five nights maximum and will be the latest activity.

Mr. Bieri

- There is a step down feature of the lights.

Mr. Hubert

- Spillage of lights is less than 2%.
- Lights will be metal halide.

As far as the Planning Board is concerned this project will be OK and have no problems.

Hanover Ridgedale Site

Mr. Brancheau

- Discussed the sign interpretation at 5 Below and possibly Ulta.
- They want to order signs and it needs time for manufacturing.
- Discrepancy between approval and submission for permit.
- Approved 250 sq. ft. for two tenants.
- How should sign area be calculated for three tenants?

Chairman Pinadella

- The Board approved 250 sq. ft. and should be divided equally or come back in on sign variance.
- 250 sq. ft. will be leased out on number of tenants or come in with new request for relief.

Mr. Brancheau

- Questioned the Board on what they consider the sign for 5 Below.

Chairman Pinadella

- Make whole area part of building and then lettering is the sign.
- The background of sign blue and if whole area becomes blue then only the letters from the sign and background becomes part of building.
- The way shown in example it is part of sign not building.

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, Mayor Francioli, Nardone, Mihalko and Pinadella

No Member was absent

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

I. RESOLUTIONS

- 1) **CASE NO.** 16-11-13
 APPLICANT/ OWNER ZSA PARTNERS LLC
 LOCATION: 14 EASTMANS ROAD
 CEDAR KNOLLS
 BLOCK: 3105 **LOT:** 3 **ZONE:** I-P2

Applicant sought 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 sought relief from sections §166-155, §166-153K as well as any and all other variances that may be required.
APPLICATION APPROVED FEBRUARY 28, 2017

The resolution was approved as written, moved by Member Byrne and seconded by Member De Nigris.

Members Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor for the above resolution.

- 2) **CASE NO.** 16-6-7
 APPLICANT/OWNER BLANCHARD SECURITIES CO., LLC/FREDERICK
 HOLDING CO., LLC
 LOCATION: 170 E. HANOVER AVENUE/91-93 HORSEHILL RD.
 CEDAR KNOLLS
 BLOCK: 1601 **LOTS:** 2 & 3 **ZONE:** I-B3

Applicant sought preliminary and final site plan and “C” variance relief in order to construct a retail development that will contain three retail buildings. The buildings will be approximately 10,400 sq. ft., 6,500 sq. ft., and 7,280 sq. ft. The applicant is also proposing to install associated improvements including but not limited to parking, drainage improvements, signage and landscaping. APPLICATION APPROVED FEBRUARY 21, 2017

The resolution was approved with one amendment.

Mr. Sullivan conditions 11 words front and rear added.

Moved by Member Critchley and seconded by Member Deehan.

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

II. MINUTES –JANUARY 10 & FEBRUARY 14 2017

A motion to approve the minutes as written.

Moved by Member Nardone and seconded by Member De Nigris.

Voice vote by all, all present in favor.

III. PUBLIC HEARINGS

- 1) **CASE NO.** 17-1-1
 APPLICANT LIDL U.S. OPERATIONS, LLC

OWNER: LOTS 3&4 KRAL REALTY, LOT 5 ROY ROCK LLC
LOCATION: 234, 238, 242, 244 RIDGEDALE AVENUE
CEDAR KNOLLS
BLOCK: 1702 **LOTS:** 3, 4, 5 **ZONE:** IB-2

Applicant is seeking Preliminary and Final Site Plan approval and bulk variance relief to construct an approximately 35,962 square foot grocery store and oi install 181 parking spaces. Applicant is also two façade signs and one pylon sign to identify the grocery store. Applicant is also proposing to install associated improvements including but not limited to parking, drainage improvements and landscaping. Applicant is seeking relief from sections 166-203.9, 166-144C, 166-144F, 166-145.1, 166-153K, 166-104I, 166-138.2 and 166.131.

Board Action Date – JUNE 3, 2017

Craig Ginetti – Attorney for the Applicant

- Gave an overview about Lidl US.
- It's a discount grocery store looking to open in the United States.

Scott Logan – Development Manager of Lidl US

- Sworn in by Board Attorney
- Gave an overview on Lidl's background.
- It's a German based store which is in numerous countries in Europe.
- In the United States for about three years with six to seven approvals in the United States.
- A unique grocery service with the highest quality and most affordable private label goods that rival the household brand.
- Typically 80-85% will be Lidl branded goods and remaining percentage would be high end national brands.
- 30 -35 employees consisting of full and part time employees.
- At this time sees about one to two deliveries per day.
- Lidl owns its own distribution center and would adjust the deliveries as needed.
- The typical hours of operation would be targeted for 8AM through 10PM seven days a week.
- The trash coraller handles the typical refuse and will engage a local trash hauler. Looking to be net zero waste.
- We know that the United States is use to larger stores.
- The typical size of the store in US would be 35,962 square feet.
- The typical store in Europe is 10,000 to 12,000 square feet.
- The recycle is backhauled to the distribution site.
- This site is viable because it is an established retail corridor based on the demographics of this area as it can suite the needs in the area.
- We are aware of the other supermarkets in the area.

- Lidl is not your typical cookie cutter box store.
- We are purchasing the site and not leasing it.
- Huge investment and Lidl wants to be here for the long haul.
- All along the east coast this is the store design that's in construction.
- Full service grocery store with some household items.
- There isn't a deli counter, photomat or eating area in the store which gives a shorter amount of shopping time with high quality choices.
- We would like to get our deliveries before the store opens between 6:00AM and 6:30AM.
- The distribution centers are still being finalized.
- Currently will be handled by Maryland distribution site.
- The sales floor is about 23,000square feet.
- The product line has not been finalized.
- Lidl gives a cheaper way to shop with sacrificing the quality with the best possible products, prices and location.

Opened to public

Victor Lignis – 84 Mountain Avenue, Cedar Knolls

- Sworn in by board attorney.
- Questioned the start of construction of this store.

Mr. Logan

- We are looking to start construction as quickly as possible.
- We are working behind the scenes with this tenant.

Mr. Lignis

- Is concerned with construction issues and the noise that will affect his clients.

Mr. Logan

- Needs lot 5 to allow for required parking.
- The store cannot be built until lot 5 is vacated so the construction will not affect his business.

Mr. Crowder – Engineer for Applicant

- Sworn in by Board Attorney
- Gave an overview of his educational and professional background.
- Accepted by the board.

- Has been involved with about twelve Lidl's.
- Exhibit A- 1 Overall Development - Dated March 21, 2017
- Described the proposed site and development.
- Described the existing conditions and showed the Hanover Crossroads site that is under construction superimposed on the site.
- The site has frontage on Ridgedale Avenue.
- Reviewed several existing non-conforming issues on the current site.
- There are no environmental restrictions on this site.

Mr. Brancheau and Mr. Maceira were both sworn in by the Board Attorney.

Mr. Brancheau questioned the potential contamination on the site.

Mr. Crowder

- The underground storage tanks will be removed and cleaned up per DEP regulations.
- Exhibit A-2 Site plan – Colorized version of sheet 4 of 21.
- Lidl is unique with a corner entrance and it is the only entrance for the customers.
- The building is conforming and within the 44.5 rear yard setback.
- The uniqueness of the corner entry is important as it would have parking on both sides of the entrance.
- The parking requirement is 180 spaces for this site. Showing that we will have 180 spaces for this site.
- The stall size of parking is 10 x 18 and 10 x 20 as a consumer shopping enhancement.
- The parking field is within the front yard setback and the variance for total coverage is at 77.6%.
- Reviewed the truck circulation of the site for WB67.
- Storm water Management design does meet local and state regulations.
- Proposing an underground detention facility.
- Proposing state of the art LED lighting and various LED wall scones on the building.
- A maximum of 1.5 foot candle of spillage and additional lighting at the driveway entrance.
- There will be a bicycle storage rack by the cart storage location.
- There are 162 new plants being proposed onsite.
- Proposing an all season evergreen screen along lot 6 which requires a variance.
- Five existing curb cuts will be reduced to one right in and right out and one full movement entrance.
- Grading – northern corner to southern corner, the steep grade is 16ft.
- Balancing the retaining walls on the site and the wall along southwest corner is a cut wall.
- The only view of the decorative fence will be seen from Ridgedale Avenue and behind the site will be the higher wall that will not be seen.
- Described the signing at the right in and right out of the driveway.
- Proposing a one free standing sign.
- Has not tried to acquire property from Hanover Crossroads, it is environmentally constrained.

- It would be very difficult to develop due to saturation of the wetland areas.
- Described the Jellyfish unit – Stormwater Management
- Prior to discharge the solids will be removed.
- A hotbox is a temperature controlled box where the fire line is and it controls the temperature in the pipe to prevent freeze.
- The sump pump gets water out of the drainage system during large storms.
- We can change the proposed fence to decorative fencing on the entire site if necessary.
- The guiderail is just off the Ridgedale Avenue curb line.
- Described how they will get trucks to the loading spots.
- They would enter full movement in the driveway and back into the loading spot.
- A mountable island or stippling to identify the islands in the area where the trucks enter in the loading area.

Mr. Logan

- We can talk about putting the front parking spaces in reserve and they need it can be built in the future.
- 180 parking spaces meet the code requirement and are able to put thirty front spaces in reserve.
- He feels that that there will be a high turnover due to the streamline shopping experience.
- They believe that the store will function at 150 parking spaces but can talk about banking the thirty spaces.

Mr. Crowder

- Grading – only the pitch delivery driver has to deal with backing into the loading zone.
- Deliveries will not be during business hours so the site circulation can handle the WB67 trucks.
- There is no screening proposed for trucks sitting in the loading zone.
- You will be able to see the truck in the loading zone from Ridgedale Avenue.
- We can enhance the landscaping to cut off the impact of seeing a tractor trailer.
- The trailers will not be protruding out into to the site.

Mr. Brancheau

- Discussed section 166-124 A7 which is Outdoor Storage.
- The code reads that overnight screening of passenger vehicles and small trucks are required.
- He feels that tractor trailers onsite should also be screened.

Opened to public

Mr. Lignis questioned the parking spaces allotted and if it's compliant with the code.

Mr. Crowder

- Overview of Exhibits A-3 and A-4
- Exhibit A-3 is a colorized version of sheet 19 of 21 that is dated August 26, 2016 with the revision date of December 29, 2016.
- Described the free standing sign and the building mounted sign and the reasons for the locations of these signs.
- Exhibit A-4 is Non-site specific elevation of the colorized rendering.
- Described the branding logo and the proposed signs on the building which is square type in nature sign.
- The wall mounted sign would occupy 27% of the long side of the building.
- There is 58% of total allowable sign area on the short side of the building.
- The sign that would be on the short side of the building would be visible from the Hanover Crossroads shopping center which would help draw customers from the Hanover Crossroads signs.

Mr. Logan

- Described the design of the building and the slope design of the building.
- There is a mezzanine towards the rear and glass design which helps illuminate the sales floor and stainless steel bollards.
- He noted that there is no second floor.
- Discussed Exhibit A-5 which is the façade exhibit. The mechanical equipment is all screened above the loading dock.

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

Mr. Crowder

- Reviewed the March 21, 2017 Planners Review & Amended review that was dated March 21, 2017 which read that all fencing onsite will be changed to decorative fencing.

Mr. Brancheau questioned reducing the 20ft stalls to 18ft stalls.

Mr. Crowder

- A larger stall size on site is a benefit to the consumer.
- We would reduce to the 18 feet if the board feels necessary.

Mr. Logan

- Does not have cart corrals in the parking lot; only at the front of the store.
- Working on a system with newer technology to release carts like a consumer card.

Mr. Crowder

- We can comply with all the outside agency requirements that were part of the township engineer's review that was dated March 21, 2017.
- We will be adding more screening to help reduce the view of the loading area.
- A 12 x 22 trash enclosure will be turned 90 degrees to help with the ease of trash pickup.

The Board took a short break.

Cory Chase – Traffic Engineer for the Applicant
Atlantic Traffic and Design Engineers

- Sworn in by Board Attorney
- Provided educational and professional background in engineering.
- Accepted by the board.
- Described how he prepared the traffic report.
- There are currently five curb cuts that will be reduced to two.
- Proposing to restripe the center turn lane into two dedicated turn lanes.
- Left turn movements will be segregated.
- Both turn lanes will be approximately 150 feet in length providing 150 feet of stacking.
- Looked at the signalized intersection to the south and overall the intersection delay will add less than 5% increase in traffic and a 3 second delay at the traffic light.
- From the traffic impact point there are no detrimental impacts to the area.
- At the peak hour there are 165 trips and Saturday is maximum peak.
- Used ITE Trip Generation Manual which is used for freestanding supermarket standards.
- A freestanding discount supermarket on the level of a Trader Joes and higher end than an Aldi.
- Offset to 280 feet centerline to centerline at the northern entrance of this site to the TD Bank entrance.

Mr. Maceira suggested installing continental type crosswalks.

The applicant agreed to Mr. Maceira's suggestion of installing continental type crosswalks.

Mr. Chase

- The island at the south driveway discourages left turns from Ridgedale Avenue.

Mr. Brancheau

- Questioned the use of gross leasable area rather than gross floor area to determine trip generation.

Mr. Chase

- Ran gross floor area and determined it less than 20 trip generation increases and does not impact service in the area.
- Uses the state standard model for determining trip generation and used the late4st version of the state ITE Trip Generation manual.

Opened to public

Seeing and hearing none

Closed to public

John McDonough – Planner for the Applicant

- Sworn in by Board Attorney
- Accepted by Board
- Outlined for the board what he prepared for this meeting.
 - a. What is on the ground now?
 - b. What is proposed?
 - c. 2013 Master Plan
 - d. The zoning ordinance and relief needed.
 - e. The standard relief variances needed.
 - f. All variances are “C” variances.
 - g. Site is conforming with minimum lot area and consistent with lot width.
 - h. Review the history of the site and the neighborhood.
- Exhibit A-6 Array of photos of site 3 reviewing the overall makeup of the site.
- This is a developed piece of property.
- The center piece of property of the Paper Supply site that is in decline.
- The nearest residence is over 500 feet away.
- Described the surrounding uses.
- Currently there is no landscape along the front of the properties.
- Existing Paper Supply building is past prime.
- The proposed site will drop off but not as extreme as the Cedar Knolls Mall.
- Reviewed other commercial developments in the surrounding area.
- Retaining walls in this area are part of the landscape due to slopes.
- Reviewed setback and coverage relief that is required.
- Adjacent land to the west is environmentally sensitive and cannot be developed.
- Look at the overall improvement of this site; it is closer to conformance then what is there now.

- The applicant is looking at 77.6% site coverage where 75% is allowed and it may tick down due to the shifting of the 90 degrees of the refuse corral.
- Review section 70C2 where benefits outweigh the detriments reviewed flexible “C” balance.
- Reviewed the positive site of the test purpose A, G, I, M, H
- Reviewed the negative side of the test.
- Reviewed design relief and the benefits outweigh the detriments.
- The wall height is at 5.5 feet at its highest and is lower than many in the surrounding area.
- 36 shade trees where 65 are required.
- The applicant has provided green wall to allow for permanent year round screen.
- Trailer screening will be mitigated by the adding of landscaping to help with the visual impact.
- Reviewed the sign relief being requested.
- Applicant takes a site that has needed an upgrade for many years and improves.
- Reviewed Planners report dated March 21, 2017 that was amended.

Opened to the Board for questions

Mr. Logan

- We cannot add a fence of portable screening so we will agree not to park overnight trailers.

Mr. Byrne

- Does not agree with asking the applicant to turn their operations upside down.
- If you go past Shoprite at any given time there will be 4-5 trailers on site.

Mr. Ferramosca questioned the signs on site and the priority.

Mr. Crowder

- Can shift the building approximately 7 feet which then it can possibly be hidden by the bubble of landscaping.

Mayor Francioli

- Does not feel that the visual impact of the trailers is an issue due to the heavy landscaping.

Opened to the public

Mr. Lignis – Resident

- Described a car accident he had in this area.
- How will the issues of conflicting traffic be addressed?

Mr. McDonough

- By reducing the curb cuts it will lessen the impact and the proposed driveways comply.

Opened to the Board for comments

Mr. Byrne

- Feels this development is just too big for the site and would like to see the 30 parking spaces removed to help with the impact, coverage and setback.
- If they reduce the parking by thirty spaces, I would be ok with the development.

Mr. Nardone is in agreement with Mr. Byrne.

Mr. Mihalko

- Questioned about a compromise to remove twenty spaces but keep ten on the left that fall behind the retaining wall.

Mr. Byrne

- Is in agreement with Mr. Mihalko's suggestions.
- Grant variance and permanently remove the twenty and not allow future banked parking.

Mr. Logan

- We could provide a smaller monument sign if necessary.

Board

- The majority of the board wants all three signs.

Mr. Brancheau suggested smaller parking spaces for employees to help with the coverage issues.

The Board does not feel this is necessary and also does not feel the building needs to be moved 7 feet to the north.

Mr. Sullivan reviewed the conditions.

A motion to approve with outlined conditions.

Moved by Member Byrne and seconded by Mayor Francioli.

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

IV. ADJOURMENT

Meeting Adjourned at 10:24PM

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