

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

Chairman Eugene Pinadella called the Work Session Meeting to order at 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, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Chairman Pinadella

Absent was Member:                       N/A

Also present were:                       Board Attorney Michael Sullivan, Board Secretary Kimberly A. Bongiorno, Township Engineer Gerardo Maceira, and Township Planner Blais Brancheau

**Work Session**

Concept – 046

Ms. Saad owns the building with her brother Hany Ibrahim.

They had waited to invest in Whippany.

They want to try and fix the site.

Her brother is an Architect in Dubai.

Mr. Ibrahim

- This site is very historic looking.
- They are going to keep the historic part of the building historic looking.
- Wants to replace the windows with plain glass.
- The arch and ornamental design will be kept with a facelift for the building.
- Trying to align windows and give more open space with light.
- Second floor - wants to make it accessible with elevators.
- Second floor – will contain offices.
- First floor could possibly be a restaurant and they will keep the vault.
- Bach would like to make ice cream shop

3 Main Issues

1) Parking – Not enough spaces and it is currently not designed to maximize space.

- Has a lease with the church for 35 spaces but ends in April.
- Blais Brancheau explained how parking is calculated for restaurant seating.
- Whippany Village easement is directly linked to this property.

2) The elevator needs to be outside and would require a variance.

3) Façade

- The front will have a porch with grass and greenery.

Board

- Feels that this is a very nice concept.
- The Board understands that in order to revitalize the site that variances will be required.

Mr. Sullivan

- Advised the Board on the status of River Park.
- 6 months from the date of October 25, 2017.
- River Park and John Inglessino are not communicating or responding to Fred Semrau, the Township Attorney.

Mr. Brancheau

- Gave an update on the Whippany Center Zone and the list of amendments. They have Fred Semrau working on it.

Town intention on School St.:

- Intention is to vacate School St.

Request for clustering retail buildings would have an ordinance amendment to allow for restaurant where the fire house was originally to go.

They want to allow for a residential floor area increase.

Density

- Want to allow 2<sup>nd</sup> driveway on Troy Hills Rd. for the restaurant – The Board disagrees and does not want a separate driveway.

Setback for Parking

- Would like expansion of up to ½ being paved.

**PUBLIC BUSINESS**

Chairman Pinadella called the Public Meeting to order at 7:34 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, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Chairman Pinadella

Absent was Member: N/A

Also present were: Board Attorney Michael Sullivan, Board Secretary Kimberly A. Bongiorno, Township Engineer Gerardo Maceira, and Township Planner Blais Brancheau

**I. RESOLUTIONS**

- 1) **CASE NO.** 17-5-6  
**APPLICANT/OWNER** Hanover & Horsehill Development, LLC  
**LOCATION:** 178-190 Hanover Avenue  
Cedar Knolls  
**BLOCK:** 701 **LOTS:** 1.01 **ZONE:** IB-3

Applicant sought preliminary and final site plan approval and “C” variances in order to expand the existing supermarket. Application approved October 17, 2017. Resolution was deferred to a later date.

- 2) Reexamination of Master Plan and Development Regulations – adopted October 17, 2017.

A motion was made to approve the above resolution as written by Member Ferramosca and seconded by Mayor Francioli.

Members Nardone, Deehan, Dobson, Mihalko, Byrne, Vice-Chairman De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella were all in favor to approve the above resolution.

**II. MINUTES – September 26, 2017**

The minutes for September 26, 2017 were approved as written.

A motion to approve was made by Member Byrne and seconded by Vice-Chairman De Nigris.

Voice vote, all present members in favor.

### III. PUBLIC HEARINGS

<b>1) CASE NO.</b>	17-5-6
<b>APPLICANT/OWNER</b>	CELEBRITY ITALIANO AUTO GROUP, LLC
<b>LOCATION:</b>	110 & 130 ROUTE 10 WEST WHIPPANY
<b>BLOCK:</b> 6601	<b>LOT:</b> 1 & 13.01 <b>ZONE:</b> IB

Applicant is seeking preliminary and final site plan approval and variance relief in order to expand onsite parking lots and to provide for an internal interconnection between the two lots. The parking lot expansions proposed will be utilized for the storage of automobiles, and customer and employee parking. In addition, the applicant proposes two turn style display devices in front of the Lexus of Route 10 facility and one turntable in front of the Maserati of Morris County facility for the rotating display of automobiles. Moreover signage modifications are proposed on both properties. Partially heard and carried from September 19, 2017.

#### *Board Action Date – November 23, 2018*

Member Critchley recused due to conflict of interest.

John Manilio – Engineer for applicant

- Previously sworn in.
- Exhibit A-2: Route 10 Lexus site plan exhibit dated October 23, 2017 – colored site plan rendering.
- He reviewed the parking spaces that were removed.
- The 3 turntables have been removed and replaced with 3 stationary pads.
- Replaced with 3 on grade pads and pushed back from the property line. They are approximately 28 feet back from the front of the property line.
- He reviewed page 6 of the site plan. Revised tabulation for signage, there will be 5 total signs on property which is down from the 7 that was previously requested.
- Reviewed the signage that they are requesting and where it will be located.
- The freestanding sign has had the Alpha Romeo badge added to it without approval.
- Exhibit A-3: Screening for the storage area.
- He feels that on the east side there is enough vegetation to screen the lot.
- On the west side of the lot he feels that removing two parking spaces and adding a green giant arborvitae and adding two parking spaces to the top right of the section to replace the removed spaces.
- 18 of the spaces will be used only by employees.

- An issue with putting in a fence is that there is no circulation for fire trucks or emergency vehicles.
- The owner has only had two cars stolen in the past five years and both of them were inside jobs so they are not necessarily worried about not having the protection of a fence.

Chairman Pinadella

- At the last meeting it was agreed that the storage area would be fenced in.
- He strongly suggested getting rid of 18 spaces and putting a fence around the property.

Mr. Nardone

- Security is the Applicants issue not the Boards.

The Board does not think a fence is necessary.

Mr. Schepis – Applicant Attorney

- Agreed to 8 ft. Green Giant Arborvitaes

Mr. Manilio

- He reviewed the Boards professional memos.

The Engineers Review was reviewed. The review was dated October 23, 2017.

Mr. Manilio

- He has no issues with the Engineers letter.
- The State refuses to allow curbing at the front of this site.

The Planners Review was reviewed. The review was dated October 24, 2017.

Mr. Schepis

- He reviewed which items the applicant will be able to comply with.

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

Mr. Manilio

- Reviewed the parking space sizes on the site.

Mr. Brancheau

- He does not see a problem with stacking that is being used in valet or the storage of cars.

- As long as it is the company's cars that are being stored, then stacking is not an issue.

Mr. Manilio

- 8 x 18 is the industry standard for parking spaces.

Mr. Ferramosca

- What is being done to prevent the public from accessing the storage area?

Mr. Manilio

- He answered that they will add engineering controls such as signage to prevent the public from entering the storage area.
- They will be proposing hairpin striping for public parking areas.
- The Maserati building is set back 42 ft. which is short of the required 75 ft. The location of the building being 42 ft. from Route 10 inhibits site visibility of the Lexus site. The wooded area located before the lot as well as the layout of the road inhibits the view of the Lexus site as well.
- The proposed setback for the new Lexus sign is 37.2 ft.
- They are asking for relief on the parking space requirement.

Open to Public

Seeing and hearing none

Closed to Public

Mr. Brancheau

- Asked for clarification on the parking other than the storage area that has already been testified to.
- There are directional signs on the Lexus site. On the Maserati site there are not currently directional signs but they are not opposed to adding if the board wants more signage.

Mr. Manilio

- He described the designation of parking areas on the site.

Chairman Pinadella

- He wants a display pad removed and 9 spaces in front however they want but after hours he wants all 9 spots empty once business is closed for the day.
- Does not want display cars parked in front, he wants them in the back.

Mr. Manilio

- They will remove the Maserati display pad but they have an issue with having to move the display cars at night from the 9 spots in front.

Mr. Byrne

- Policing the lot is impossible.

Mr. Ferramosca

- He agrees with the Chairman, due to zero setbacks the cars should not be left in the front parking spaces in front of Maserati.

Mayor Francioli

- When the applicant originally came in they testified that they did not need display parking because people did not buy Maserati's stock, now they are changing their testimony.
- He questioned Mr. Maceira regarding cars decelerating and entering the site.

Mr. Maceira

- The shoulder is stripped.

Frank D. Mileto – Planner for the Applicant

- Gave an overview of educational and professional background.
- The Board accepted his credentials as a licensed professional planner.
- He reviewed the requested "C" variances.
- He referred to the Planners Report dated October 24, 2017.
- Referred to the Master Plan Route 10 Corridor Report with respect to connectivity between the sites on Route 10.
- None of the proposed variances would create a detriment to that.
- They removed many of the issues that the board had such as the display table on the site.
- The extreme curve of the roadway is a major issue which is why they believe a sign would help make that area safer.
- He does not believe that having the vehicles out front would not have any detriment to the public at all.
- If the public did have access to the storage lot for parking, he does not think there would be an issue with the cars being damaged because most people driving near cars that expensive would do so with extreme caution.
- Feels the application can be approved without substantial detriment to the Zone Plan, Master Plan, or Route 10 Master Plan.
- Read a section from the Route 10 Corridor Master Plan and the overall intent of the Route 10 study and how this application fits into the vision for Route 10 is the communities overall welfare.
- The Board could grant relief and further purposes of the Master Plan and goes to the intent of the Master Plan.

Open to Public  
Seeing and hearing none  
Closed to Public

Mr. Schepis

- Gave summation of the application.

Chairman Pinadella

- He is concerned with the Lexus freestanding sign and is not sure that it is absolutely necessary and does not see the need for a 23 ft. free standing sign for Lexus.
- He wants parking spaces along Route 10 in front of Maserati empty after hours and when Maserati is closed.

Mr. Sullivan summarized the conditions.

Chairman Pinadella took a poll about parking on Route 10 and whether or not the cars should be allowed to stay in the parking spots overnight.

Members voting in favor of the cars staying overnight:      Deehan, Mihalko, Byrne, and Vice  
Chair De Nigris

Members voting against the cars staying overnight:      Nardone, Ferramosca, Mayor  
Francioli, and Chairman Pinadella

Motion to approve with conditions, excluding the Lexus sign.

Moved by Member Byrne and Seconded by Member Ferramosca.

Members Nardone, Deehan, Dobson, Mihalko, Byrne, Vice-Chair De Nigris, Ferramosca, and Chairman Pinadella were all in favor.

Mayor Francioli voted not in favor.

The motion was approved.

Motion to deny Lexus sign was moved by Member Byrne and seconded by Member Ferramosca

Members Nardone, Deehan, Dobson, Mihalko, Byrne, Vice-Chair De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella were all in favor.



<b>2) CASE NO.</b>	17-9-12
<b>APPLICANT/ OWNER</b>	US REAL ESTATE HOLDINGS No. 2 LIMITED
<b>LOCATION:</b>	115-120 SOUTH JEFFERSON ROAD WHIPPANY
<b>BLOCK:</b> 3601	<b>LOT:</b> 12 <b>ZONE:</b> OB-RL

Applicant is seeking preliminary and final site plan approval to construct two parking garages, modify the façade of the existing office buildings, and expand and existing building to create an enlarged on-site amenity and child care facility, construct new transportation facility and install other on-site improvements and structures.

***Board Action Date – January 22, 2018***

Chairman Pinadella

- Gave the public present the overview of how the hearing will work and the rules of order of the proceedings.

Craig Ginette – Attorney for Applicant

- Proposes two phases.
- Barclays has a commitment to modernize the site.
- The application is completely conforming except for a design waiver for the parking space size on certain spots.

Neil Grassie – Global Head of Barclays projects

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

Mr. Grassie

- Gave an overview of Barclays
- They wanted to continue investment at this site because of their long history with the Township of Hanover and all that the Township offers.
- This location will be an Operations and Technology site.
- The Global Headquarters will stay in London.

Open to Public

Dennis Petrillo questioned the parking garages.

Chairman Pinadella explained that this is not the witness for those questions.

David Wisotsky – Bohler Engineering

- Accepted as a professional engineer.
- A-1: Aerial Exhibit dated 9/21/17
- A-2: Existing Conditions Exhibit dated June 2017
- Gave an overview of the surrounding area.
- The campus today consists of 3 primary buildings and one smaller amenity building.
- Gave an overview of the orientation of how the buildings are laid out on the site. 1,959 surface parking spaces exist today.
- The site only has 36% impervious coverage at this time.
- Existing 4.6% building coverage which is low for what it allowed.
- A-3: Overall site and phasing plan dated 10/16/17.
- They want to renovate buildings 300 and 400 and reconfigure parking so it has more of a campus feel and so parking is closer to the facilities.
- Building 100 is being expanded, and a 10,003 sq. ft. daycare wing is being added.
- A free standing building that will be 8,710 sq. ft. will house a fitness center and a café is being expanded to provide services for the campus.
- These amenities are for the employees only and will not be open to the public.
- Amphitheater – is a series of 5 seat steps that are set into an embankment wall, the idea is to provide space for meetings and corporate events.
- There will be a transportation hub/bus station. It will be a 9,995 sq. ft. facility and will act as a pick up and drop off area for buses. There will also be a bike area and a small café area.
- This is not a public transit facility. Shuttle busses from NY, Newark, and Morristown train will be there to bring employees to the site.
- There will be 1 or 2 buses per day from each train station, this is not a public station and is strictly for employees.

Mr. Grassie

- Explained how the shuttle buses will work. There will be 2 per each NY and NJ Penn in the morning and in the evening. There may be a smaller shuttle from Morristown but the size is still to be determined.

Mr. Wisotsky

- There is no storage of the buses on the site.
- There is a small dumpster zone for trash removal behind the transportation hub but there is no designated loading zone because of the small amount of buses going through.

Chairman Pinadella

- Does not want the buses to be idling while on site.

Mr. Wisotsky

- There are no changes being proposed to building 200.

- In between buildings 300 and 400 there is an open air pavilion. 6,134 sq. ft. Pavilion structure with a roof but no sides and will serve similar uses to the amphitheater for meetings and corporate events.
- There will be a town center area and a landscape area to create open flow around the site.
- Building 300 is undergoing renovation.
- They want to eliminate surface parking and create a parking garage.
- It would be a 5 level structure at a height of 46 ft. It would house 989 parking spaces and take up a small surface spot that contains 29 spaces.
- Surface parking is being removed to create green space. The existing parking is at a 179 ft. setback whereas the proposed setback is 201ft. from the property line.
- The garage would be 310 ft. from the closest residents.
- Lighting on the top level would be 375 ft. from the closest resident and is currently at 260 ft.
- Lighting sources will get pulled back from the property line.
- The lighting in the top deck is LED and will be in the middle of the deck, not around the edges. It is designed with zero foot candle throw anywhere near property lines.
- Foot candle is a measurement of light intensity. Zero foot candle means you would not be shedding light to adjoining properties.
- It will only go 5ft. beyond the parking deck.
- The top floor of the fixture is recessed inside the shell.

Mr. Grassie

- The lights will be on timers and have motion sensors. The regular building hours are from 8am to 6pm which means that the lighting can be reduced at 10pm.

Mr. Wisotsky

- Building 400 parking garage is 1,101 parking spaces and 5 levels with 114 surface spaces.
- The setbacks are 100-173 ft. to the property line. The parking deck is leaving all wood and buffers in place. The parking garage is fully within the existing parking lot as it exists today.
- From the edge of the garage the nearest resident is 213 ft. away.
- The lights currently exist at 173 ft. and 215 ft. away from the nearest residents.
- The parking deck top deck lighting will be 270 ft. away.
- A-4: Cross section view dated 10/16/17 – it shows existing buffers that are there today.
- A-5: Photo exhibit aerial dated 6/17 indicating buffer.
- A-6: Colored phase 1 overall site plan.
- Phase I will have all of the buildings and two parking garages.
- Phase II will have the transit hub and 1 parking garage.
- The existing buffer starts about 10 feet behind the curb line
- 165 feet of tree buffer and 10 ft. of lawn area.
- 140-150 ft. conservation easement is to remain and be untouched.
- The buffer is a mixture of mature disingenuous and non-disingenuous as well as shrubs, many trees are over 55ft. tall.
- Impervious coverage reduction of over 3 acres. The existing impervious coverage was at 35% and it is now down to 31.2%. Lot coverage by structures goes to 11.47% where the standard is 25% making it less than half of what is allowed on the property.

- As far as landscape goes they are adding 351 trees, 1,591 shrubs, and 4,381 perennials. There will be 253 trees removed as they are removing trees where needed within the grounds to make the improvements, but they are putting in more trees than they are taking out.
- The site as it stands today is a 63.6 acre site.
- A-7: Aerial of Building 300 to property line.
- Characterized landscape for building 300 – a mature disingenuous and non-disingenuous plan and are in good health.
- With the removal of parking and building of decks the required parking numbers have been met.
- The idea of the campus is to be completely walkable.

Chairman Pinadella

- Questioned accessible parking spots.

Mr. Brancheau

- Explained accessible parking spots.

Mr. Wisotsky

- All accessible parking will comply with the code.
- The amphitheater will be seat walls and there will be no speaker system.

Mr. Grassie

- They will be taking advantage of the natural bowl shape and are taking advantage of the natural layout.
- There are a projected 1,500 employees for building 400 and 1,500 for building 200.
- 3,000 total employees for Barclays and 600 for other tenants in building 200.

Mr. Ferramosca

- Questioned impervious coverage will go from 36% to 31.2% and proposed ultimate lot coverage would go down to 11.47 – FAR area ration is currently at 0.17 whereas the allowed is 0.30 and the proposed total is 0.18.

Mr. Gianette

- Will comply with any of the comments in the Engineers and Planners Review Reports.

Opened to public for questions of this witness

Debbie Richenaker – 46 Fieldstone Dr.

- Have you taken into consideration the elevation?

Mr. Wisotsky

- The first level of the garages is buried and the height out of the ground is only 34 ft.
- With surface parking you can see headlights from cars; the parking garage has a 3 ½ ft. wall to block the glare of headlights.

Dennis Petrillo – 50 Fieldstone Dr.

- Questioned if they took photos of the buffer in the winter.

Mr. Wisotsky

- No they did not.

Janet Gilberti – 41 Warren St.

- Questioned lighting – Will parking garage be more or less lighting?

Mr. Wisotsky

- That question is better asked to the architect.

Ms. Gilberti

- Why would the buses be coming on Cedar Knolls Rd and not South Jefferson?

Mr. Wisotsky

- They would do this due to the bus turning radius.

Raymond Protasiewicz. – 52 Warren St.

- Questioned the buffer requirements, parking deck height, and all season visual buffers required.

Chairman Pinadella

- Wants arborist to rereview the buffer.

Ralph Monaco – 54 Warren St.

- Questioned why the ordinance was changed a month ago.

Mr. Sullivan advised to discuss with the Township Committee.

Pam Petrillo – 50 Fieldstone Dr.

- Where are the buses housed and will the amphitheater be used at night?

Mr. Wisotsky

- They are housed with an outside contractor.

Mr. Grassie

- They will be respectful of the township ordinances and the neighbors.
- They will also modify the times the dumpsters can be picked up and it will no longer happen in the middle of the night as they will have no refuse pickup between 11pm and 6am.

Marie Passacantando – 78 Fairchild Pl.

- Wants two stories of garage underground.

Mr. Wisotsky

- Parking garages meet all standards and requirements.

Burman Stitt – 40 Warren St.

- Wants to know when they can question the Township Committee regarding the ordinance to change zoning for parking garages.
- Wants to understand how all of the pieces of this site will fit together and how Barclays came up with this design and why.

Mayor Francioli

- He addressed how the Township is looking at parking garages within the town.

Mr. Stitt

- Questioned the other NJ sites.

Mr. Grassie

- The other two sites in NJ are not a campus design.
- They intend this campus to be quite different in order to attract the best employees and sustainability.

Gail Bresinski – 39 Warren St.

- How was this site chosen for such an aggressive site?

Chairman Pinadella

- This site is zoned to allow this type of use and currently exists and as a result they used the location for what it is zoned for.

Ms. Bresinski

- Questioned if they will be compensated for loss of value of property.

Mayor Francioli

- The Township cannot control the markets.

Mr. Gianette

- Current buildings are underutilized but are capable of the amount of employees they are proposing.

Pat Caggiano – 61 Fairchild Pl.

- Questioned development timeline.

Mr. Wisotsky

- Phase I will be complete by next summer and Phase II will immediately follow.
- Construction duration is approximately 9 months but much of that is interior.

Mr. Maceira

- Described what the developers agreement covers, for example their hours of operation.

Ray Ptotasiwicz – 52

- Questioned the buffer.

Mayor Francioli

- This will be reviewed by the arborist.

George Opar – 34 Warren St.

- Is there any guarantee that this is not going to affect the neighbors?

Mr. Wisotsky

- They will be using normal construction practices and they have also done geotechnical studies so everything can be implemented appropriately.

Joe Dekaser – 36 Warren St.

- Questioned Wetlands impact from this development.

Mr. Wisotsky

- No wetlands are being impacted by this development and it was determined by the State DEP

Janet Gilberti – 41 Warren St.

- Questioned the notification.

Ms. Bongiorno

- Clarified that the 200 ft. property list was done and done correctly.

Closed to Public

Mr. Gianete

- They are requesting a limited site plan work agreement to allow for certain work to be started in certain buildings.
- Explained what an as of right application is.

Ross Chomik explained the type of work that they would like to get started on due to the timeline they wish to have.

The Board decided no at this point, not until after approval.

Carried to November 21, 2017 at 7:30 pm with no further notice required.

Meeting Adjourned at 11:21 PM

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