

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

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:03 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 Bongiorno, Township Engineer Gerardo Maceira, and Township Planner Blais Brancheau

Discussed resolutions for adoption and Mr. Sullivan clarified conditions on the Celebrity Italiano resolution.

Discussed the additional conditions regarding the display pads.

**PUBLIC BUSINESS**

Chairman Pinadella called the Public Meeting to order at 7:30 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 Bongiorno, Township Engineer Gerardo Maceira, and Township Planner Blais Brancheau

**I.       RESOLUTIONS**

- 1)     **CASE NO.**                                 17-7-9  
       **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.

A motion was made to approve the above resolution as written by Member Byrne and seconded by Member Nardone.

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.

- 1)     **CASE NO.**                                 17-5-6  
       **APPLICANT/OWNER**                 Celebrity Italiano Auto Group, LLC  
       **LOCATION:**                                 110 & 130 Route 10 West  
   Whippany  
       **BLOCK:** 6601                 **LOTS:** 1 & 13.01     **ZONE:** IB

Applicant sought 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. Application was approved with amendments and conditions October 24, 2017.

A motion was made to approve the above resolution with amendments by Member Nardone and seconded by Vice-Chairman De Nigris.

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

## II. MINUTES – None

## III. PUBLIC HEARINGS

- 1)     **CASE NO.**                                 17-9-12  
       **APPLICANT/OWNER**                 US REAL ESTATE HOLDINGS No. 2 LIMITED  
       **LOCATION:**                                 115-120 SOUTH JEFFERSON ROAD  
   WHIPPANY  
       **BLOCK:** 3601                 **LOT:** 12     **ZONE:** 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 an 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. *Partially heard and carried from October 24, 2017.*

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

Craig Gianette – Attorney for the Applicant

- Gave an overview of the application and reviewed the hearing from the October meeting.
- This is a variance free application looking for a design waiver for parking spaces in the parking garage.
- Reviewed the arborists review letter dated November 21, 2017.

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

Mayor Francioli explained why the meeting was being videotaped and where it could be viewed.

Steven Bitterman – Architect for the Applicant

- Gave an overview of educational and professional background.

Steven Bitterman was accepted by the Board as a Professional Architect for the Applicant.

Mr. Bitterman

- There will be no expansion or additions to the existing office space and they are not adding any office buildings.
- Renovation will transfer the office park into a sustainable office park and will attract the best employees for the site.
- It will serve as the North American headquarters for IT and operations.
- They are creating an area that has both a campus and park like feel to it.
- The buildings will be opened up to provide a view and light for the employees.
- Sustainability is a strong value of Barclays.
- Barclays is looking to reduce the carbon footprint of the site.
- Even though they are adding more parking to the site, they are reducing impervious coverage and creating more green space on the site.
- Exhibit A-8: A rendering of the transportation hub.
- They are creating a transportation hub to bring employees to the site using a private bus service, they will only come in the morning and evening and there will be no overnight parking. This service is for employees only.
- They will have bike parking and a shower area for employees.
- Exhibit A-9: Pavilion Exhibit.

- They want the campus to have a life beyond the business use. The pavilion structure resembles a barn on a farm and will sit on a green plaza.
- It will be a 154 sq. ft. open structure used for training and team building.
- It will also be used to help connect with nature.
- Exhibit A-10 – Proposed fitness center and childcare
- They want to add this to help support employees with a work life balance.
- Described the cafeteria, fitness center, and childcare center.
- This is an amenity for employees only.
- Building 300 and 400 will receive a facelift.
- Exhibit A-11: Proposed Building 400 North Façade
- Will be enhancing employees work experience by providing an indoor/outdoor work experience.
- The design will bring a considerable amount of light into the buildings.
- Described where the metal and glass are on each of the buildings.
- Gave an overview as to why parking garages are being proposed on this site.
- Their goal is sustainability. They will be removing impervious coverage that will greatly improve the site and will create a walkable, sustainable campus.
- Barclays could have expanded surface parking to meet their needs but they decided parking garages was a much better concept so they would be able to better create a sustainable campus.
- 

Chairman Pinadella questioned if the buildings will be blocked by the parking decks and if they will cut down on the light.

Mr. Bitterman

- Having parking closer to the building provides better coverage and security for the employees.
- Exhibit A-12: Building 400 garage – West Elevation
- Exhibit A-13: Building 400 and Garage – Perspective
- Bicycle shop is to service the employee's bicycles as well as the bikes that are available for rental.
- Described what is being proposed for the parking garage.
- Design waiver for spots that will have the parking deck columns in them.

Chairman Pinadella asked if these spots could be marked for compact cars only.

Mr. Bitterman

- Discussed the previously approved landscape buffer.
- The new parking structure is between the landscape buffer and the building. It will cut down on visible light from the building.
- Exhibit A-14: Photos from the south buffer.
- Discussed the photos that show the lighting that is currently visible in the evening from the surrounding residential area.
- Discussed the difference between surface parking foot candles and parking deck foot candles.
- Exhibit A-15: Light Intensity Comparison
- Reviewed the lighting and visibility.
- Exhibit A-16: Building 400 Garage

- Parking garage will act as a screen to the existing office building.
- Described the panel that will block the headlights from any vehicles.
- Lighting in buildings and garages will be controlled by lighting control systems – lights will be dimmed by 30% and if motion is detected they will come back on to full power.
- Lighting will be turned off in the office building and garage except what is required by law after hours.
- Exhibit A-17: Building 400 Louvers
- Will be added to the garage on sides that are facing the residential neighborhoods.
- The upper deck is open but will be dimmed in accordance with safety requirements.
- There will be no isolux spill from the building.
- The upper deck will have light poles that are 15 ft. in height and will have LED lights.

Mr. Brancheau described the lighting detail that he and Mr. Maceira reviewed.

Mr. Bitterman

- 7am – 7pm are the typical hours of operation.
- After 7pm the lighting control plan will be in effect.
- He compared exhibit A-15 to exhibit A-17.
- There must be a 50% openness for ventilation purposes in the parking garage.

Mr. Mihalko said that he is concerned with the louver angles and visibility.

Mr. Maceira discussed with Mr. Ferramosca the louver angles and the visibility.

Mr. Bitterman

- It is the overlap that gives the success for the louvers.
- The only way to see the light from the garage is if you are on the property.
- Visual impact will be much better than it currently is today as the lighting that will be seen from the garage will be much less than what you can see from the building today.

Mr. Gianette

- The client is willing to do a mockup on the building before the louvers are permanently installed.

Opened to the Board for Questions

Mayor Francioli questioned the additional lighting controls after 7pm and questioned the process for the lights dimming and shutting off.

Mr. Brancheau

- Louvers are only proposed on one side
- He is concerned with the corners of the building not being covered.

Mr. Bitterman described that a rain screen is a painted aluminum structure that is connected to the building and parking structure and connects the two buildings.

Mr. Brancheau questioned the restricting use of the upper deck after a certain time.

Mr. Gianette

- There is no way Barclays could control employees parking on the upper deck after hours.

Mr. Bitterman

- The structure on the top deck will be tall enough block the headlights and the lighting is controlled on the top deck as well

Opened to the Public

David DeRosa – 38 Warren Street

- Questioned the distance.

Mr. Bitterman

- The new parking structure is 177 feet away from the buffer.

Mr. DeRosa

- Is there another option besides the louvers to block the light?

Mr. Bitterman

- The end state will be better than what is there now.

Mr. DeRosa

- Did they consider moving the parking structure to a different location?

Mr. Bitterman

- No, they did not consider moving the parking structure.

Janet Gilberti – 41 Warren Street

- If 50% openness is required, can't you do a solid wall facing the residential area? What type of flooring will be used to cut down on cars screeching noises?

Mr. Bitterman

- Brushed concrete finished floors will be used to mitigate tire screeches.

Ms. Gilberti

- Questioned if there will be guards at each of the driveways.

Mr. Gianetti

- There will be security within office buildings but not stationed at the entrances.

Mr. Neil Grassie – Barclays – still under oath

- There are no guard stations; security will however stay onsite after hours.

Dennis Petrillio – 50 Fieldstone Drive

- Questioned if lighting could be done around lower walls of parking deck rather than higher on the parking deck.

Mr. Bitterman

- Described the lighting on the upper level of the parking deck and the location of the light poles.

Mr. Petrillio

- Questioned adding louvers on the side of the garage facing Fieldstone as well because they can see the lights very clearly

Mr. Gianette

- Decided that they would table the topic and he would discuss it with his client.

Mr. Petrillo

- Is there a reason that the stairwell needs to protrude higher than the top parking deck?

Mr. Bitterman

- It needs to be that high because of the height of the elevator tower.

Gail Brezinski – 39 Warren Street

- Questioned the location of the garage and why can't it be moved.

Chairman Pinadella

- It was discussed initially but the applicant felt that the current spots were the best places on the site for the parking garages.

Ms. Brezinski

- Questioned if the applicant felt there was going to be safety issues on the site.

Mr. Bitterman

- No, they just believe that the proximity of the parking garage to the building provides a better situation and a shorter distance for the employees and also is better for the employees in inclement weather.

Ms. Brezinski

- Questioned if walking and wellness was better for their employees than having a garage really close.

Mr. Bitterman

- The safety of their employees trumps the wellness of them walking from a parking space but they are also building a fitness center so they do have the wellness of their employees in mind.

Ms. Brezinski

- Questioned the impact of property values.

Chairman Pinadella

- This is not the appropriate witness to ask that question to.

Ms. Brezinski

- Questioned if the applicant had morals.

Chairman Pinadella

- The witness cannot answer that.

Ms. Brezinski

- Was there a noise study done?

Mr. Bitterman



- No study was proposed and none is required.

Ms. Brezinski

- Was there an air quality study?

Mr. Bitterman

- No, the applicant does not believe they need one.

Ms. Brezinski

- Questioned air quality and construction dust.

Mr. Gianetti

- They did not do any type of air quality test and they will be building everything according to state code.

Mayor Francioli

- In your construction are you finding or expecting to find any asbestos or any hazardous materials?

Mr. Gianetti

- No.

Ralph Monaco – 54 Warren Street

- Questioned garage height.

Mr. Bitterman

- The 53'9" allows for additional space above and complies with the township ordinance.

Mr. Monaco

- How many employees work past 7pm?
- Questioned security.

Mr. Bitterman

- There will be full camera coverage.

Mr. Grassie

- They currently have cameras and they are adding more security personnel and more cameras.

Mr. Monaco

- Questioned the glass sides on the buildings.

Mr. Bitterman

- They are only changing one side on building 300 and 400 to have mostly glass; the other sides will stay the same and just be coated with a grey coating.

Mr. Monaco

- Questioned the amount of buses.

Chairman Pinadella

- A traffic engineer will be coming and can answer that question.

Mr. Monaco

- Questioned if there is going to be any additional plantings in the buffer.

Mr. Bitterman

- There will be a substantial amount of planting on the site but not within the buffer.

Bert Stitt – 40 Warren Street

- Can you increase the shielding and increase ventilation in the garage with fans?

Mr. Bitterman

- They are going to work with the Township Engineer to do a mockup of the louvers to show that they work at blocking lights but they do not want to have to mechanically ventilate the garage. Mechanically ventilating the garage would use a lot of energy, create noise, and will concentrate the exhaust exiting the building which could cause other issues.

Mr. Stitt

- What material is the elevator shaft at the top of the garage being made of?

Mr. Bitterman

- That will be a similar material that the façade of the garage is made of.

Mr. Stitt

- Would glass be more effective from a visual standpoint than cement?

Mr. Bitterman

- You would have to create a glass box up there instead and could be an issue because you would have to illuminate that as well and it would be externally illuminated through the glass.

Mr. Stitt

- Questioned the school path from Warren Street and the School and what will be changed with the paths if anything?

Mr. Bitterman

- They are aware of the path and will not be doing anything that changes that path.

Mr. Stitt

- Is there the potential for wildlife setting off the motion sensors at night?

Mr. Bitterman

- Does not think it's an issue.

Ralph Monaco – 54 Warren Street

- Questioned the location of the louvers and adding it to the end of the building.

Mr. Gianetti

- That will be addressed with the client during the break.

Ray Protasiewicz – 52 Warren Street

- Questioned height of tree line along the buffer along Warren Street.

Mr. Gianetti referred to the Arborists report of November 21, 2017.

Mr. Bitterman referred to exhibit A-15 and described the line of site.

Chairman Pinadella

- Gave an overview of the 150 ft. beam that was required when this site was originally developed.

- Based on what is already there it is for the Board to decide if the buffer that is currently in place is enough of a buffer or if it needs to be improved.

Mr. Protasiewicz

- Questioned the growth rate of the trees.

Chairman Pinadella

- This witness cannot answer that.

Bert Stitt

- Wants to submit pictures.

Chairman Pinadella

- He can submit his pictures at the end.

Janet Gilberti

- Questioned how many added spaces there will be in the parking garage compared to what is there now in the parking lot.

Mr. Bitterman

- There is a gross increase. Parking is currently at 1,959 and after there will be 2,827 spaces. That will be an increase of 868.

Ms. Gilberti

- Wants to know why air quality study is not required with adding this many more cars.

Mr. Bitterman

- In his professional opinion it was not necessary.

Break

Back on Record

Ralph Monaco

- Why is there a need for an additional 868 parking spots?

Chairman Pinadella

- The applicant stated that because of the amount of employees they were adding to the site it would be necessary to add this number of parking spaces. The numbers are also within the ordinance.

Marie Passacantando – 78 Fairchild Place

- Questioned the height of garage and underground parking.

Mr. Bitterman

- Based on the slope of the site on one side there are only 3 levels of the parking garage and on the other side there are 4 levels and that is what is as of right per the code.

Joe Dekaser – 36 Warren Street

- Questioned wetlands study.

Mr. Bitterman

- They are not touching any wetlands.

Chairman Pinadella

- Wetlands have been delineated on this property in the recent past and as a result that wetlands delineation is what they are working with. It was done less than 5 years ago as it is still valid and was done because it is typical and is required by the state.

Terry Baird – 180 Parsippany Road

- Questioned the hours of operation for the lights.

Chairman Pinadella

- They testified tonight that the hours of operation are 7am to 7pm.

Ms. Baird

- Questioned if there were any nearby buildings that had the louvers so the public could go look.

Mr. Bitterman

- He is not aware of any similar structures in the area.

Beverly Opar – 34 Warren Street

- Questioned wetlands and the weight of the building effecting the wetlands – would the applicant consider hiring a hydrologist?

Mr. Maceira

- Does not believe that hiring a hydrologist is necessary for this property.

John Harter – 35 Technology Drive, Warren NJ

- Reviewed educational and professional background.
- Accepted by the board as a traffic engineer.
- Described the scope of his traffic study.
- Currently 500,000 sq. ft. of building area – it used to be 640,000 sq. ft. before one of the buildings on the site was removed.
- Discussed trip generation and how it is calculated.
- 6 buses would bring employees to the site in the morning and 6 buses will take employees from the site in the evening.
- It would accommodate over 600 employees with the bus service.
- Discussed the times the trip counts were taken and how they are used to calculate the projected traffic.
- Reviewed the NJDOT fair share requirement.
- Looked at the traffic light at Cedar Knolls and Jefferson Rd site. The timing could be improved and optimized.
- Cedar Knolls Rd Left hand turn is very difficult – would create a two lane center turn lane.
- Discussed the proposed turn lanes and improvements proposed.
- Will provide proper traffic flow and efficiency.

Opened to Board for Questions

Open question and answer between witness and board discussion how the numbers were calculated, future projections.

Mr. De Nigris questioned how many people would be on site when everyone showed up to work.

Mr. Harter

- There would be roughly 2,000 people on site

Mr. Nardone

- In you said that you looked at 8 intersections studied that would have traffic to Barclays, how did you proportion trips at each intersection?

Mr. Harter

- He preliminarily went out to each site to get an idea as to where people are coming from and then they determine trips from there and calculate where they believe traffic will be heading.

Mr. Critchley

- How much of a backup will there be on the Cedar Knolls and South Jefferson intersection.

Mr. Harter

- The volume would not add to the light itself.
- He would have to measure that to be certain but they looked at what they would be able to do with their driveway so that they could make the intersection better.

Chairman Pinadella asked if they found any intersections that totally failed.

Mr. Harter

- Yes, they found that some intersections failed service such as the Route 10 and Jefferson intersections. There are some changes that could be made to improve that intersection.

Opened to Public

Janet Gilberti – 41 Warren Street

- Questioned the improvements proposed for the Cedar Knolls Rd entrance.

Mr. Harter

- They are not physically changing the intersection but they are changing the pavement markers on Cedar Knolls Rd.

Terry Baird – 180 Parsippany Road

- Questioned if North Jefferson and Parsippany Rd was one of the intersections that was studied.

Mr. Harter

- It was not.
- Gave 8 intersections studied.
- 900 lefts and 300 through and the South Jefferson Rd and Rt. 10 intersection.

Gail Brezinski – 39 Warren Street

- Questioned if they considered the new residential development at Whippany Rd and Park Ave.

Mr. Harter

- He did speak to Mr. Maceira regarding 2 other projects in the area and they seemed like they would be small and have little impact on the traffic they were looking at.

Ms. Brezinski

- Did applicant consider putting a police officer at the entrances of the applicant's site to direct traffic?

Mr. Harter

- No, that has not been discussed.

Ms. Brezinski

- Wants to know if they looked at the issue of non-residents speeding and cutting through Warren St.

Mr. Harter

- They did not look into that.

Mr. Ferramosca requested that Mr. Maceira add that to the Police Chiefs list to look at this area for cut through traffic on Warren St.

Ms. Brezinski

- Are you prepared to make improvements and changes if these traffic patterns fail and traffic is unbearable?

Mr. Harter

- He believes that if that became an issue Barclays would look into solving it.

Terry Baird – 180 Parsippany Road

- Questioned intersections scores for Whippany Rd and Park Ave, and Jefferson Rd and Route 10 as well as their letter grades.

Mr. Harter referred to traffic study revised November 9, 2017 and reviewed the scores for the requested intersections.

Carol Tognetti – 6 Westview Drive

- Questioned school bus stops in the study area.

Mr. Harter

- No stops were involved in the study area.

Beverly Opar – 34 Warren Street



- Did you include where Cedar Knolls Rd meets Park Ave in your study?

Mr. Harter is very familiar with the area but it was not involved in the study.

Robert Brezinski – 39 Warren Street

- Was the new bike path considered when doing this traffic study?

Mr. Harter

- Yes, the new bike path was considered when doing the study.

Mr. Brezinski

- Questioned pollution.

Mr. Harter

- There is no requirement by NJ for an emission study.

Mr. Protaziewicz – Warren Street

- Questioned physical wearing on the street by the buses.

Chairman Pinadella

- That is not currently being looked at at the moment but in the future if it needs to be it will be looked at by the Townships engineering department.

Ralph Monaco – 54 Warren Street

- How many people did you feel would go to 287 through Whippany Rd and Cedar Knolls Rd rather than Route 10?

Mr. Harter

- They did not count that intersection.

Bert Stitt – 40 Warren Street

- What is the total employee population after build-out?

Mr. Harter

- 3,641 assigned employees to the site.

Opened to the public for comments

Raymond Passacantando – 78 Fairchild Place – Sworn in by Board Attorney

- Wanted to point out that the town is great.
- Backs to green acres and side of property backs to Barclays.
- Has an abundance of wildlife and would like to keep it that way.

Debbie Richenaker – 46 Fieldstone Drive – Sworn in by Board Attorney

- Very passionate about garages going up and effecting air quality, property value, and quality of life.
- Would like applicant to consider moving parking garage location and there is a homeless campsite set up on the Barclays site currently.

Bert Stitt

- Sworn in by Board Attorney
- Would like to see the parking deck moved to a different location on the site and gave the reasons why he believes it is in the best interest to move the location.
- O-1: Photos submitted by Bert Stitt
- Discussed that the pictures show that the beam and plantings are not adequately screening the site.

Gail Brezinski – 39 Warren Street

- Sworn in by Board Attorney
- Disappointed with Barclays unwillingness to move the parking garage – put on the record that Mr. Bitterman was rude and smug. No one wants two parking garages as their view out of their window.
- She is uncomfortable at how fast this application moved through the system.

Ralph Monaco – Warren Street

- Wants the louvers on the side of the garages, would like a traffic study done at Cedar Knolls and Whippany Road, would like to see a security gate on the parking garages.

Beverly Opar – 34 Warren Street

- Sworn in by Board Attorney
- If garages are built and a water problem starts, she requests that the applicant put in some type of drainage system.

Gary Richenaker – 46 Fieldstone Drive

- Reviewed calculations of the required parking and gave suggestions how parking could be reduced and the garage could be moved away from the residential area.
- Does not feel the trees are high enough to screen the parking decks and buildings.

- Would like alternative options for this site.

Bert Stitt

- Asked that the parking garages be moved, asked that the Board look at the most recent EDAC statements.

Pam Petrillo – Fieldstone Drive

- Concerned with snow plowing and the backup beep on the plows going all night.
- Wants to make sure that no microphones are used.
- The homeless are starting bonfires and moving mattresses into the site.
- Parking garages are ugly structures.
- Exhibit O-2 through O-11: Photos submitted by Pam Petrillo Showing site views from different streets surrounding the site.

Judy Stitt – 40 Warren Street

- Would like the Board to drive through the neighborhood and look at the buildings through the buffers themselves.

Raymond Protasiewicz – 52 Warren Street

- O-12: Photo packet of photos taken by Raymond Protasiewicz.
- Gave overview of the photos and diagrams he designed showing line of site views – feels the applicant inaccurately represented the line of the site.

Mr. Gianette objected to the exhibit and the accuracy of the scale.

Mr. Petrillo – 50 Fieldstone Drive

- Sworn in by Board Attorney
- The campus is beautiful however the surrounding homeowners are paying the price.
- The parking decks are massive and they are relying on the board to represent the interest of the community.

Closed to the Public

Mr. Gianette

- Addressed two issues.
- Compact cars in smaller spots, no truck parking or SUV parking signs in the smaller 9x16 spaces in the parking deck.
- Looking at exhibit A-3, side louvers will be added to the east side of building 400 and the north side of building 300.

Mr. Bitterman

- Confirmed all parking deck elevators can accommodate a stretcher.

Mr. Gianette gave summation.

- This is an as of right application – it is variance free, reducing impervious coverage, only design waiver being requested is for the parking spots in the garage where the structural pillars are located.

Open to the Board for comments.

Mr. Byrne

- Was on the Board when Bear Sterns was there and wanted to clarify that he does not remember them promising to make the buildings invisible, they promised a fair and adequate buffer.

Mr. Mihalko

- Feels that this is an asset to have a single user on this site and gave the reasons why.

Mr. Ferramosca

- Wants garbage pickup limited from 6am to 11pm, snow plow operations should turn off backup beepers no outside gathering supported by amplifications, work with township engineer to look at Cedar Knolls Rd and Whippany Rd.

Mr. Nardone

- Wants architectural review to make sure the parking decks are attractive, would like to see foot candles reduced when the lights are on.
- Questioned water and drainage issues and requested an independent engineering firm do boarings to determine if a water table issue would be valuable.

Mr. Maceira

- The applicant did submit a geotechnical report.

Mayor Francioli

- Has an obligation to the community to examine the site as built and if there are problem areas and if it is determined – plant more trees for a denser buffer, light – stands firm that there is to be no light coming from this site onto the residential property.

Mr. Critchley

- Feels an onsite walkthrough, engineer and arborist, to review as build landscaping.

Mr. Sullivan reviewed conditions of approval.

Motion to approve with conditions.

Motion was moved by Member Byrne and seconded by Member Nardone.

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

Meeting Adjourned at 11:52PM

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