

**Minutes of the Planning Board of the
Township Of Hanover
December 12, 2017**

PUBLIC BUSINESS

Vice-Chairman Peter De Nigris called the Public Meeting to order at 7:04PM 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, Vice-Chairman De Nigris, Ferramosca, Mayor Francioli, Nardone, and Mihalko

Absent were Members: Dobson and Chairman Pinadella

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

- 1) Adoption of an amended report on the reexamination of the Master Plan and development regulations.

Mr. Brancheau

- Described typos that have been fixed as well as additional changes.

A motion was made to approve by Member Byrne and seconded by Mayor Francioli.

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

- 2) Public hearing on the adoption of an amendment to the Land Use Plan Element of the Master Plan of the Township of Hanover concerning the B-10 zone and other amendments.

Mr. Brancheau

- Adoption of an amendment to the land use plan element of the master plan of the Township of Hanover concerning the B-10 zone and other amendments.
- Gave an overview of the proposed changes for the B-10 zone and gave an area overview of the Route 10 area to be changed.
- Gave a summary of proposed amendments.
- Described the proposed overlay zone.
- Overlay is allowing a different development scenario.
- Can develop under current zoning of the new B-10 regulations but cannot mix and match.

- Gave a summary of the B-10 zone policies.
- There should be two sets of standards for both small scale development and large scale development.
- There is a typo on page 11 of the plan, it should be 40% but it currently says 30%.

Open to Public
Seeing and hearing none
Closed to Public

A motion to approve including correction of typo on page 11 to 40% by Member Ferramosca and seconded by Mayor Francioli.

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

- 3) Referral of Ordinance 24-17 WC Zone amendments and authorization for Chairman to sign letter to Township Committee.

A motion to approve by Member Ferramosca and seconded by Member Critchley.

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

- 4) Referral of Ordinance 26-17 B-10 Zone and related amendments and authorization for Chairman to sign letter to Township Committee.

A motion to approve by Member Nardone and seconded by Member Ferramosca.

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

RESOLUTION

- | | | |
|----|------------------------|--|
| 1) | CASE NO. | 17-9-12 |
| | APPLICANT/OWNER | US REAL ESTATE HOLDINGS No. 2 LIMITED |
| | LOCATION: | 115-120 SOUTH JEFFERSON ROAD
WHIPPANY |
| | BLOCK: 3601 | LOTS: 12 ZONE: OB-RL |

Applicant sought preliminary and final site plan approval to construct two parking garages, modify the façade of the existing office buildings, 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. **Application approved November 21, 2017.**

Mr. Sullivan

- Applicant contends that the louvers are not required on the lower level.
- The Board needs to decide.

Mayor Francioli

- Even if it is decided that louvers do not need to go all the way to the ground, there is always the case that once its built they could determine too much light is spilling and they would need to put in louvers.

Mr. Ferramosca

- Just because it was on the exhibit it was never discussed and was a big change that was never discussed.

Mr. Sullivan

- The Applicant is requesting that the louvers not be required on the lower level.

Mr. Nardone

- Because of the issues that it caused with the neighbors they should stick with what they had in the resolution otherwise it will seem as though they are trying to pull a fast one on the residents.

Mr. Byrne

- If someone had presented this at the hearing and since not done – board will not change due to the fact that it was not discussed at a public hearing in front of the public. The board is not inclined to change.

Mr. Gianette – Attorney for the Applicant

- Said that they had discussed that louvers would not be on the first level of the parking garage and it was testified to by the architect.

Mayor Francioli

- Feels that the applicant should provide a transcript of testimony and postpone the adoption of this resolution.

Mr. Brancheau

- Louvers were also to alleviate noise and not only light.

Mr. Ferramosca

- Does not recall architect stating louvers on just the top 3 levels – not just light also buffering the neighbors from sound and that was not clear.

Mr. Byrne

- The resolution should be passed as written; it should be shielded to the ground.

Mr. Sullivan

- If it is the Boards belief that the louvered section should cover the entire side then the Board should take action on that.

Mr. Maceira

- Showed a concrete sample of the concrete panels that does not show the grooved and horizontal lines.

The Board was okay with the grey concrete as long as it has the grooves.

A motion to approve the resolution as written by Member Byrne and seconded by Member Ferramosca.

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

OTHER BUSINESS

Mr. Sullivan explained that Steve Schepis attorney for Celebrity Italiano reviewed the transcript and resolution for Celebrity Italiano – concern over the display areas and the elimination of the easterly display pad.

- Provided transcript and asked board to consider modifying.

Mr. Byrne

- Feels the testimony is the testimony and it was already heard.

Mr. Ferramosca

- Let them come in and plead their case.
- Wants time to read the transcript and invite Mr. Sheppis the attorney for the applicant to come in and plead case.

Meeting Adjourned at 7:43PM

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