

**Minutes of the Planning Board of the  
Township Of Hanover  
December 19, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00 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, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, and Chairman Pinadella

Absent were Members:                    Critchley, Deehan, and Mihalko

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

Mr. Sullivan

- Reviewed the amended resolution for Celebrity Italiano and what the changes are in the amended resolution.

Chairman Pinadella

- Reviewed the minutes for adoption.
- Reviewed the remaining agenda items.

**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, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, and Chairman Pinadella

Absent were Members:                    Critchley, Deehan, and Mihalko

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

## I. RESOLUTIONS

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

Adoption of revised resolution amending the resolution that was adopted on November 21, 2017.

A motion was made by Member Nardone to approve the above resolution with additional amendments and seconded by Member Byrne.

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

- II. MINUTES -**                   October 10, 17, 24, 2017  
  November 21, 28, 2017  
  December 12, 2017

Motion to approve minutes as written was made by Member De Nigris and seconded by member Ferramosca. All members present were in favor of adopting the minutes as written.

## III. PUBLIC HEARINGS

- 1)     **CASE NO.**                             17-3-5  
          **APPLICANT/OWNER**           COLOGIX  
  CEDAR KNOLLS PLAZA V. ASSOC., LLC  
          **LOCATION:**                       9 WING DRIVE  
  CEDAR KNOLLS  
          **BLOCK:**     1101               **LOTS:** 8     **ZONE:** IP

Applicant is seeking preliminary and final site plan approval to install signage at the above site. The applicant is also seeking “C” variance relief from sections 166-144E(2)(b)(d) and (e) and 166-147B(1).

**Board Action Date – FEBRUARY 7, 2018**

Joseph O’Neil – Attorney for applicant

- Here tonight to legalize existing signs for the site formerly housing NetAccess and presently Cologix.

Robert Batta was sworn in by the Board Attorney.

Blais Brancheau and Gerardo Maceira were sworn in by the Board Attorney.

Mr. Batta

- Director of operations for Cologix – a colocation posting company.
- They provide reliable power and cooling.
- Reviewed the types of people that visit the site.
- The site is a 24/7 operation.
- The current signage is present but had not received the necessary approvals.
- They are here tonight to make the sign legal.

Open to the public

Seeing and hearing none.

Closed to the public

Anthony Facchino

- Sworn in by Board Attorney.
- Licensed professional engineer and planner in the state of NJ and licenses are current.
- Referred to sheet 2 of 2 of the plan set that the Board has.
- Gave an overview of the layout of the current site.
- Gave dimensions of sign A that is facing Malapardis.
- Sign B on wind drive is illuminated, gave an overview of this signs dimensions.
- Sign C is a directional sign that will not be illuminated, gave an overview of the signs dimensions.
- Exhibit A-1: Sign enlargement plan dated 12/19/17
- Signage promotes public safety for the site.
- In his opinion the signs are warranted for identification on the site.
- Described how visitors can access the site either by vehicle or as a pedestrian.
- Will lower sign C 8” to comply with the height requirement.

Chairman Pinadella

- Questioned Mr. Batta regarding how visitors gain access to the building.

Mr. Batta

- Everything is accessed by either biometric access and there is an intercom to security if visitors come to either door.

Mr. Facchino

- Questioned when they would discuss the Engineers Report.

The Board does not have an issue with the sign on Wing Drive or the directional sign.

Chairman Pinadella

- Does not see the need for the sign on Malapardis.

Mr. Ferramosca

- This is more for security in case police or fire fighters need to find the building.

Mr. Sullivan

- Reviewed with the applicant the Engineers report dated December 14, 2017.

Mr. O'Neil

- The applicant agrees to comply with all of the conditions.

Reviewed the Planners Report dated December 18, 2017.

Opened to the public

Seeing and hearing none.

Closed to the public

Mr. O'Neil

- Summarized his case.

Mr. Sullivan summarized the conditions.

A motion to approve with the conditions was moved by Member Nardone and seconded by Member Ferramosca.

Members Nardone, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella were all in favor. No Members voted against the application.

2)     **CASE NO.**                     17-7-8  
       **APPLICANT/OWNER:**     ALLAN BRIGHTWAY ELECTRICAL UTILITY  
  CONTRACTORS, INC.  
       **LOCATION:**                   130 ALGONQUIN PARKWAY  
  WHIPPANY  
       **BLOCK:**         6902         **LOTS:** 8         **ZONE:** I

Applicant is seeking preliminary and final site plan and “C” variance relief from Section 166-124(A)(5) to permit the overnight storage of trucks and other vehicles in a side yard instead of a permitted rear yard.

***Board Action Date – February 21, 2018***

Scott Lipert – Attorney for Applicant

William Brown was sworn in by the Board Attorney.

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

Mr. Brown

- Works for Allan Brightway as Chief Financial Officers.
- Gave an overview of Allan Brightway.
- They have been on this site for approximately 15 years.
- This site is used for marketing, project management, administration, and light warehousing.
- There are between 125 and 150 employees at this location.
- The business requires the overnight parking of vehicles for emergency callouts.
- They are on call for many municipalities as well as JCP&L.
- Gave an overview of the vehicles that are used here in NJ.
- They have never received any complaints from neighbors or municipal officials over the last 10 years since he has been with the company.
- Described how materials are loaded onto the vehicles.
- Large deliveries go right to the site.
- Gave an overview of the other uses on the site.
- Elite Partners – import and distribute auto parts.
- Described the two doors in the rear of the site, one is not used and the other is the only door that is used.

Chairman Pinadella

- Is concerned with property maintenance, dumpsters, and old tires stored on the site.
- This needs to be addressed.

Mr. Brancheau

- Questioned the number of vehicles on the site.

Mr. Ferramosca

- Questioned what the proposal was for screening the site.
- The views from Algonquin need to be screened.

Mr. Brown

- Mr. Facchino will address the screening.

Mr. Brown

- There are 40 vehicles on the site.

Mr. Brancheau

- He did not take the photos in his report, they are from Google Earth.

Opened to the public

Seeing and hearing none

Closed to the public

Anthony Facchino

- Licensed professional engineer and planner sworn in by the Board Attorney.
- Reviewed the site plan revised on 9/20/2017, page 3 of 4.
- The site is a corner lot at Algonquin and Leslie.
- Described the current site and its layout.
- Proposing restriping the parking lot with 40 spaces for passenger vehicles and 20 for trucks.
- Described where the spots will be located. Larger trucks will be parked along the south side of the building.
- There will be no equipment storage on the site.
- Proposing a dumpster enclosure.
- Described the proposed evergreen screening.
- Restriping the front parking lot to comply with ADA standards.
- Gave opinion as to why the variances should be granted.
- Described the hardships of the site.
- Described where the dumpster will be located.

Chairman Pinadella

- There are two dumpsters on site.
- Either both dumpsters need to be enclosed or one dumpster needs to be removed.

Mr. Byrne

- The vinyl slats deteriorate over the years.

Mr. Brancheau

- They would require relief if the slats were to be omitted.

The Board discussed that the slats should be left.

Mr. Brancheau

- Described the rate of growth of the Norway Spruce.

Mayor Francioli

- If the Google Earth shots are accurate, then the site needs to be cleaned up.
- There are property maintenance issues on the site that need to be addressed.

Mr. Facchino

- Reviewed the professional reports.

Mr. Sullivan

- Clarified that in addition to variances they are seeking ultimate parking waiver.

Mr. Brancheau

- Concerned with the truck maneuvering areas.

Mr. Brown

- Described how the other tenants 18 wheelers maneuver the site.

Mr. Facchino

- The new proposed layout will make maneuvering the site easier.
- There have never been any incidents on the site involving maneuvering trucks.
- Will reduce the loading spaces back to 12W X 34L
- The aisle will be 34 ft. and the space will be 30 ft.
- Continued to review the planners report.

Mr. Brown

- Described the bollards that protect the fuel stored on site.

Mr. Brancheau

- Items to carry forth in resolution.

Reviewed Engineers report dated December 15, 2017.

Opened to the public

Seeing and hearing none

Closed to the public

Mr. Lipert

- Gave summation.

Mr. Sullivan

- Outlined conditions if approved.

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

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

- |    |                        |   |
|----|------------------------|---|
| 3) | <b>CASE NO.</b>        | 17-1-2                                      |
|    | <b>APPLICANT/OWNER</b> | PNC BANK<br>HFPI BUILDING LLC c/o EI REALTY |
|    | <b>LOCATION:</b>       | 2 RIDGEDALE AVE<br>CEDAR KNOLLS             |
|    | <b>BLOCK:</b> 1101     | <b>LOTS:</b> 2 <b>ZONE:</b> IP              |

Applicant is seeking preliminary and final site plan and variance relief from sections 166-147(B)(1) AND 166-147(B)(2) to allow modifications of two freestanding signs and the addition of a sign wall. **CASE CARRIED BY APPLICANT TO JANUARY 16, 2018.**

***Board Action Date – MARCH 6, 2018***

- |    |                        |   |
|----|------------------------|---|
| 4) | <b>CASE NO.</b>        | 17-8-10   |
|    | <b>APPLICANT/OWNER</b> | WHIPPANY VETERINARY HOSPITAL, PC<br>SMITH REALTY, LLC |
|    | <b>LOCATION:</b>       | 539 ROUTE 10<br>WHIPPANY                              |



**BLOCK:** 4302      **LOTS:** 11      **ZONE:** B

Applicant is seeking preliminary and final site plan and variance relief from 166-144 and 166-183 for a free standing sign and ground lighting.

***Board Action Date – March 6, 2018***

Steven Furst

- Attorney for the applicant.
- Gave an overview of the proposed application.

Dr. Sherry Smith was sworn in by the Board Attorney.

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

Dr. Smith

- Described the nature of her practice and how long she has been there.
- They do surgery as well as care for cats and dogs.
- Needs a sign for new clients so they do not pass driveway.
- The old sign is tired and needs to be updated.
- Hospitalized pets are the only ones that are boarded as they are not a boarding facility.

Open to the public

Seeing and hearing none

Closed to the public

David Stires

- Professional engineer and planner.
- Gave an overview of educational and professional background.
- All licenses are current.
- Accepted by the Board.
- Described the application and the location of the site as well as neighboring buildings and how they impact this site.
- Described the location of the existing sign.
- The proposal is to center the sign in the middle of the width of the proposed building 10 ft. off of Route 10.
- The existing sign is 18 sq. ft.
- The proposed sign is 33 ft. due to the lower placard for the specialty services that are provided by the hospital.
- Reviewed the Planners Report dated December 18, 2017.

- Site is not accessible from the west bound side and the sign would help with visibility to clients traveling on the west bound side to identify the location of the property.

Chairman Pinadella

- Would like the three placards removed from the sign, that is advertising and the code does not allow for advertising.

Mr. Byrne

- Offered a contrary opinion, they are trying to revitalize Route 10 and must be flexible.
- Gave reasons why they should be more flexible.
- The Township should do what it can to make sure businesses stay healthy and vibrant.

Mayor Francioli

- Agrees with Member Byrne, from a design standpoint would rather see the sign integrated into one panel rather than separate placards.

Mr. Ferramosca

- What is easier and safer for travelers going 40 miles an hour?
- For safety's clarity, have an easier to read veterinary sign with address number and no advertising if you are truly interested in safety.

Mr. Brancheau

- Described what sign would have been allowed on this site prior to new zoning.

Mr. Nardone

- Would like to see a bigger sign with clarity of address and number rather than all of the advertising.

Mr. Furst

- Will keep the 32.67 sq. ft. of space to do name and address only.
- May be a little wider and a little shorter in order to accommodate verbiage.

Mr. Sullivan

- Reviewed HSA report dated December 12, 2017.

Mr. Brancheau

- Mr. Wynne is currently trying to clean up the site of open issues and bring it into compliance.

Mr. Maceira

- A controlled manhole is used to sample their discharge into the sewer system.

Mr. Furst

- Confirming there is no discharge of wastewater, all of the x-rays are digital.

Mr. Sullivan

- Reviewed options, if you cannot work it out with HAS you can come back to the Board.

Mayor Francioli

- Must go before the HAS and address to them that the x-rays are now digital.

Open to the public

Seeing and hearing none

Closed to the public

Mr. Sullivan summarized the conditions.

A motion to approve with conditions was moved by Member Ferramosca and seconded by Member Byrne.

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

Mr. Ferramosca

- Gave the applicant direction on how to connect and work with the HAS.

Mr. Byrne

- Will have the Township Engineer speak with Mr. Wynne and see if controlled manhole is necessary since x-rays are now digital.

Meeting Adjourned at 9:26 PM

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