

**Minutes of the Planning Board of the  
Township Of Hanover  
April 25, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:03PM 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: Deehan, Dobson, Ferramosca, Nardone, Mihalko and Chairman Pinadella

Absent was Members Byrne, Critchley, De Nigris and Mayor Francioli

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

**ANDREW SILWANOWICZ – CONCEPT FOR BREW HOUSE & TASTING ROOM**

Andrew Silwanowicz- Contract Purchaser

- Discussed the aspects of the business.
- Brew House is a twenty barrel brewery.
- The odor dissipates very quickly
- The brew time would be approximately six hours per week.
- Discussed the Brew House in the Atlantic Highlands.
- The deliveries at that location are approximately once per week.
- The grain would be shipped on a tractor every one to two months.
- They would only be looking to do exterior improvements to the Fire House which would include a glass door.
- They would take both the Fire House and the Commissioner's House.
- There would be a retail component within the Brew House.
- They would be utilizing the existing parking, but would be restriped for 50 spaces.

Mr. Brancheau

- This use is currently not permitted.

Mr. Maceira

- The building is not in flood hazard zone, but has had experiences with flooding.

Mr. Silwanowicz

- We aren't concerned with the flooding as the equipment would be raised.

- There would be no food preparation allowed onsite, but food can be brought in and consumed by patrons.
- They envision about 50-70 for seating and possibly having seating outside for thirty.
- The hours of operation for public access would be Wednesday, Thursday and Friday from 4PM till 10PM. Saturday would be 12PM- 10PM and Sunday would be from 12PM – 6PM.
- They cannot be open past 10:00PM per state law.

Mr. Brancheau

- Discussed how the applicant could possibly reach agreement with Whippany Village.
- Discussed the allowance for more parking.

Mr. Silwanowicz

- The Brew House cannot be opened to serve after 10PM.
- There would be enough room for a tractor to get onsite.
- When patrons come to the Brew House they usually stay for an hour.
- The Brew House is not allowed televise sports and no entertainment as well.

Chairman Pinadella

- He would like to see if this goes forward and would like to see if it's successful.
- Any future renovations would be more in line with the Whippany Center architecture.

Mr. Silwanowicz

- The Brew House would have approximately 6 employees.

Mr. Brancheau

- The road along the back of the firehouse is private to Whippany Village.

## **PUBLIC BUSINESS**

Chairman Pinadella called the Public Meeting to order at 7:35 PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.



**II. MINUTES – FEBRUARY 21 & 28, 2017  
MARCH 21 & 28, 2017**

The minutes for March 21, 2017 have been deferred to a later date.

The minutes for February 21 & 28 were approved as written.

The minutes for March 28, 2017 were approved as written.

A motion to approve was made by Member Deehan and seconded by Chairman Pinadella.

Voice vote, all present in favor.

**III. PUBLIC HEARINGS**

- |                        |   |
|------------------------|---|
| <b>1) CASE NO.</b>     | 17-2-3  |
| <b>APPLICANT OWNER</b> | HANOVER RIDGEDALE LLC<br>HANOVER RIDGEDALE LLC & HANOVER ACQUISITION, LLC |
| <b>LOCATION:</b>       | 110 E. HANOVER AVENUE<br>CEDAR KNOLLS                                     |
| <b>BLOCK: 1702</b>     | <b>LOTS: 12.03, 12.04, 12.05, 12.06, 12.07</b> <b>ZONE: IB-3</b>          |

Applicant is seeking preliminary and final site plan approval as well as “C” variance relief from 166-145.1A(3) 166-141C(4). Applicant is proposing to redesign pad 2, modify tenant signage and proposes a solar field in the rear of retail ABC. The proposed pad 2 will be a combination of retail and restaurant uses. Applicant is seeking signage as well as making other site improvements.

***Board Action Date – JULY 5, 2017***

John Wyciskala – Attorney for the Applicant

- Gave an overview of the current project’s progression that is under construction.
- The reason they are here this evening is for the remaining buildings which are B & C and pad two.
- Five Below and ULTA will be on the right side of building C.
- Pad two was originally proposed to be one tenant and IHOP has taken over a majority of space in pad two.
- Pad two will be multiple users as opposed to one user.

- The Applicant is proposing a solar field in the rear as well.

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

William Hamilton – Professional Planner for Applicant and Landscape Architect

- Sworn in by Board Attorney.
- Certified Landscape Architect in New Jersey.
- There are four elements of this application to go before the board this evening.
- Exhibit A-1 Pad site 2 dated April 25, 2017- Artist rendering
- Described current IHOP.
- Future restaurant use on east side with outdoor seating.
- He feels the current design is more efficient and will accommodate the two restaurant uses.
- The building is a slight bit larger, but it fits within the originally approved curb layout.
- Made a few grading changes along the curb line.
- Originally 641 parking spaces were required, but the requirement has gone up to 655 parking spaces.
- We will provide 681 spaces which would still be over the required parking.
- Discussed the incorporated signage requirements for IHOP which are within this plan.
- Discussed Exhibit A-2 which is the second alternative dated April 25, 2017 pad site two.
- It shows 3 tenants with no outdoor dining within current building pad and some minor drainage changes.
- The monument sign would be located on Hanover Avenue at the eastern most part of the site.
- Presented Exhibit A-3 – 22 of 23 of the originally approved plans dated October 26, 2015 revise through May 3, 2016
- It shows the price sign for Quick Chek.
- Exhibit A-4 – Photograph monument sign dated April 25, 2017.
- Exhibit A-5 – Lowes construction details revised through September 12, 2013.

Mr. Brancheau

- Described the sign regulations at gas stations within mixed use and free standing gas stations.

Mr. Hamilton

- The only thing that changes on the sign is the gas price and no other part of the sign is digital.

Board

- They want the sign off when the gas station part of Quick Chek is closed.

Mr. Hamilton

- Discussed the proposed solar field at the rear of the site which is within the capped area on the site.

- Exhibit A-6 – Solar Field dated April 25, 2017
- Photo 1 - Showed what the field on the ATT site on Horsehill Road looks like
- Photo 2 – Showed what the panels would look like.
- Saddle Court is 350 ft. away from the proposed.
- Photo 3 – Shows the view from Saddle Court to the proposed solar field site.
- Photos 4 & 5 showed the panels on the other sites that are set in concrete rather than into the ground.
- We are only asking for preliminary approval at this time and would come back for final approval once they have chosen a provider and a final design.
- It will be within the CAP area A and will require EPA approval.

Mr. Ferramosca

- Questioned what type of buffering would be provided to the new tenant Lidl?

Mr. Hamilton

- The slope is fairly steep and the plantings would not be able to be maintained.
- There is discussion with the LSRP for the solar project.

Mr. Ferramosca

- Wants to know what the Fire Chief's comments were regarding the treating of a fire on the brownfield portion of the site if there were a fire at the solar panels.

Chairman Pinadella

- He was always under the impression that nothing could be put on the capped portion of the site.

Mr. Brancheau

- Read a section of the letter from the applicants LSRP dated March 3, 2017.
- Exhibit A-7 - Letter dated 3/3/17 from applicants LSRP.

A five minute break was taken.

Charles Dietz – Licensed Architect for the Applicant

- Sworn in by Board Attorney and accepted by the Board.
- Exhibit A-8 Pad One site – A colored rendering single tenant restaurant or retail usage plus the IHOP.

- Exhibit A-9 Pad Two site – A colored rendering two tenant restaurant or retail usage plus the IHOP.
- Described the signage changes proposed on building C.
- Three towers have been added to the project and dropped in three tower elements and dropped the wall height down.
- Discussed the architectural theme on Pad Two.
- Previously a single tenant user was proposed.
- IHOP's main entrance on the side facing Pad One and parking field.
- IHOP's awnings will be blue.
- Described the architectural piers on the façade.
- Described the alternate 1 proposal showing an additional single tenant user and alternate 2 proposals showing a two tenant scenario.
- Used black awnings just to show the awnings.
- The tenants may use their national branding colors.
- We are requesting the approval of either design of alternate 1 or alternate 2.

Mr. Brancheau

- He doesn't feel that the approval for the alternate designs is a problem since they are not changing the parking, drainage and etcetera.

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

Mr. Dietz

- Exhibit A-10 – Alternate architectural sheet A-3 dated 4/25/17
- Old Navy would take the balance of building C and portion of building B.
- Building B would have two tenants and part of building C.
- Described how the building would be laid out.
- Famous Footwear would use either black or red awnings.

Board

- They do not have an issue with the alternate architecture and the varying color of the awnings.

Mr. Dietz

- There would be four colors for six tenants.
- ULTA wants an orange awning, Five Below has a blue awning and Old Navy's colors are blue.

The Board is not concerned with multiple awning colors, but doesn't want signage on the awnings.

Mr. Dietz

- All awnings will be of the same product just different colors.
- TJ MAXX wants the two small signs on backlit Plexiglas facade on either side of the door.
- This has always been on the architectural plans from the beginnings.

Mr. Brancheau

- The Board granted the approval and it listed in the resolution that TJ MAXX was approved for three signs.

Mr. Dietz

- Retail B would like to increase the six signs from 2 ft. high to 3 ft. high by roughly 18.
- ULTA would have a five ft. sign.
- Five Below – The blue area is only 5 ft. tall and the lettering slightly smaller.
- Old Navy - 5 ft. tall by 25 ft. wide sign.
- Building C is staying the same with 5' x 25'.
- Exhibit A-11 – Updated architectural sheet A-3 showing smaller signage.
- All towers will be 5' x 25' sign.
- TJ MAXX and Home Goods signage stays as originally approved.
- 50' storefront is required for a 25' sign.

A five minute break was taken.

Mr. Brancheau

- Clarified the understanding of signage.
- Reviewed the report dated April 21, 2017.

The Board and Applicant agreed that there would not be box signs.

Mr. Dietz

- Discussed the signs on pad two and referred to sheet A-7 from the submitted plan sheet.
- IHOP is requesting a front façade sign, main entrance sign and a rear sign that faces the rest of the retail site.

Mr. Brancheau

- Does not consider the rings on IHOP a sign, he considers it an architectural design.



Mark Blash – Architect for IHOP

- Sworn in by Board Attorney
- Addressed the logo features and essence of bubbles trademarked sign.
- The sign is 6ft from the bottom of the ring to the top of the sign.

Mr. Brancheau

- If you count all the rings the sign is close to 10 ft.

Mr. Nardone

- He feels that the rings look as if they are part of the design element and not part of the sign.

Mr. Blash

- The only portion of the sign that is illuminated is IHOP and the red smile.

The majority of the Board agrees with the fact that the logo and smile is the sign and the rest of the rings are architectural design.

Mr. Dietz

- Described alternate one and referred to sheet A-7.
- Described where the three signs would be located, 4ft tall by 20ft wide.

Board

- Wants 3ft times the length; whichever is less and will comply with the ordinance.
- Agrees that three signs make sense since the primary shopping is in the back.
- Alternate 1 – The sign can be 5ft in width which will comply with the ordinance.
- Alternate 2 – The middle unit has one sign on front and one on back 3' by the length.

Mr. Brancheau

- Clarified the sign sizes on pad two and hour of sign illumination.

Board

- Illumination of IHOP sign from 5:00AM until 12:00AM.

Mr. Dietz

- Alternate 2 – Two tenants in the larger building without dining

- One tenant with tower on the larger foot print can have the 5ft tall sign by the length.

Mr. Brancheau reviewed his report dated 4/21/17.

Chairman Pinadella

- The dumpsters will have three sides with same materials as building in the front; it can be a chain link gate with slats.

Mr. Maceira reviewed his report dated 4/24/17.

Mr. Hamilton reviewed the cumulative area of the wall sign variance and at this time we do not know what the number is.

Mr. Brancheau will calculate what that is and will be added to the resolution.

Chairman Pinadella

- Summarized the sign sizes and variances agreed to this evening.
- Summarized the illumination of signs and dumpster location and materials for pad 2.

Mr. Sullivan summarized the remainder of the conditions.

Open to public  
Seeing and hearing none  
Closed to public

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

Members Nardone, Deehan, Dobson, Mihalko, Ferramosca and Chairman Pinadella were all in favor to approve with conditions.

#### **IV. OTHER BUSINESS**

The work session for May 9<sup>th</sup>, 2017 is cancelled and will be on May 16, 2017.

#### **V. ADJOURNMENT**

Meeting Adjourned at 10:35PM

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KIMBERLY A. BONGIORNO, LUA.  
BOARD SECRETARY

PLANNING BOARD  
TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY