

**Minutes of the Planning Board of the
Township Of Hanover
July 18, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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 and Chairman Pinadella

Absent was Member: Nardone and Mihalko

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

Chairman Pinadella reviewed the agenda for the public meeting tonight.

PUBLIC BUSINESS

Chairman Pinadella called the Public Meeting to order at 7:31PM 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 and Chairman Pinadella

Absent was Member: Nardone and Mihalko

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

I. PUBLIC HEARINGS

- 1) **CASE NO.** 11-7-4-R1
 APPLICANT/OWNER HANOVER & HORSEHILL DEVELOPMENT LLC
 LOCATION: 178-190 HANOVER AVENUE
 CEDAR KNOLLS
 BLOCK: 701 **LOTS:** 1.01 **ZONE:** IB-3

Applicant is seeking a one year extension of approvals.

No one was present for the applicant.

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

A motion was made to approve the extension of time request by Member De Nigris and seconded by Member Byrne.

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

- 2) **CASE NO.** 17-6-7
APPLICANT/OWNER TR STERLING HANOVER, LLC
LOCATION: 2101 GLEN DRIVE
CEDAR KNOLLS
BLOCK: 2503/2701 **LOTS:** 23/6 **ZONE:** RM

Applicant is seeking permission for signs and striping for thirty (30) parallel parking spaces within Glen Drive.

Board Action Date – AUGUST 11, 2017

Jennifer Alexander – Attorney for the Applicant

- Is requesting 30 parallel parking spaces on Glen Drive
- The Sterling Parc residents are complaining that there is not enough parking.

Anthony Facchino – Engineer for the Applicant at Bowman Consulting

- Sterling Parc is a private residential development and all abutting properties are residential zones.
- The site was built in 1985 prior to RSIS.
- There are 316 units and 253 parking spaces onsite.
- The complex has 160 units with garages and currently there are 573 parking spaces.
- A proposal to provide striping for 30 parallel parking spaces along Glen Drive and a drive isle of 18-19 feet.
- There is adequate space to allow for fire trucks, garbage trucks and busses.
- Discussed the letter dated January 26, 2017 from the Fire Department in support of the development.
- He met with the Fire Department in December of 2016 and they only requested additional signage and fire striping throughout the development.
- RSIS governs and required 612 spaces which is a deficiency of 39 parking spaces. Currently the construction of the proposed spaces will leave a deficiency of only 9.

- RSIS requires 21 feet for the travel way and that this is a minimal acceptance requested for the 3 feet.
- The parking that is there now does not meet the needs of the residents.
- We are designing to account for the existing infrastructure and believe the request is De Minimis.

Ms. Alexander

- There are no issues with the July 18, 2017 Township Engineers report and no objection to the July 14, 2017 Planners report.

Mr. Maceira

- Part of this facility is garbage cans and part is dumpsters.

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

Ms. Alexander

- If the residents are not compliant they are asking for the right to automatically remove the spaces.

Mr. Maceira

- This should be done through the Site Exemption Committee.

Ms. Alexander

- Agreed to work with the Site Plan Exemption Committee.

Mr. Sullivan summarized the conditions.

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

Member Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor.

- 3) **CASE NO.** 17-2-4
APPLICANT/OWNER THIRTY SJR, LLC AND 28 SJR, LLC
LOCATION: 28 & 30 SOUTH JEFFERSON RD.
CEDAR KNOLLS
BLOCK: 2904 **LOTS:** 8 & 9 **ZONE:** I

Applicant is seeking preliminary and final site plan approval and variance relief for the expansion of the principal structure, development of accessory parking areas, site landscaping, site lighting, stormwater management controls and implementation of site restoration per terms of NJDEP approval.

Board Action Date – SEPTEMBER 12, 2017

Lawrence Calli – Attorney for the Applicant

- Reviewed the background of the property owner STARLO ELECTRIC.
- At times there are over 600 employees who work for the Electrician Union.
- Starlo Communications work out of 29 & 30 South Jefferson.
- Reviewed prior application and approvals.
- STARLO acquired 30 South Jefferson.
- Most of the workers are in the field and a small handful of people work out of the office.
- During 30 South Jefferson buildout there were several meetings with the DEP regarding issues with wetlands disturbance.
- The DEP froze the project to discuss the back part of lots 28 & 30 S. Jefferson.
- The restoration plan has been approved and implemented thirty days or less from the sign off from the DEP.

- 28 South Jefferson is ten feet off of the road and there is an existing abandoned house.
- The structure will be razed and will provide parking for 28 & 30 South Jefferson.
- At maximum there are only twelve employees on site.
- Reviewed the bulk variance requests.
- Front yard parking requires a variance and minor bulk deviations.
- JT Partnership owns lot thirty-two.

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

Kenneth Fox – Architect and Planner

- Sworn in by Board Attorney
- Accepted by the Board as a qualified Architect.
- Exhibit A-1 – Untitled and undated colorized site plan layout showing landscape plan.
- Reviewed the floor plan sheet showing how the interior of the building will be laid out.
- Explained how the area will be used and how the employees moved around the repurposed space.
- Described the proposed layout.
- Discussed the business elevations and gable roofs.
- There is paneling at the top that will match the buildings next door on the campus.

- A 2 ft. parapet on the roof that is located at the rear of the structure which is 27 ft. in height and will be well screened.
- This is a very constrained site and what is buildable on this site is significantly smaller than what is in the surrounding area.
- All accesses meet the building codes.
- The building due to use and size does not require sprinkler or smoke/fire detection.
- Described the existing materials on surrounding buildings and proposed building.
- Exhibit A-2 8 photos showing site, surrounding areas and materials for building

Mr. Brancheau

- Asked Mr. Fox to go over floor area ratio calculations.

Mr. Fox

- He broke down the parking calculations as asked.
- Office is 4,116 proposed.
- Warehouse is 2,393 sq. ft. (net number)
- Basement area will become all storage and will no longer house employees.
- No trucks are stored overnight and not proposing onsite overnight parking.

Opened to public

Seeing and hearing none

Closed to the public

Fred Stewart – Civil Engineer

- Sworn in by Board Attorney.
- Gave board an overview of educational and professional background.
- Accepted by the board.
- Reviewed existing and proposed constraints, existing conditions and what exists on the site today.
- Discussed briefly the meeting with the DEP.
- Described how the wetlands constrain the site.
- Met with the DEP and the plan before the board is what they are approving.
- Described the driveway configurations around the site.
- They want to bank eleven parking spaces.
- The Lot 7 access drive allows you to enter and exit the site from South Jefferson Road.
- He reviewed the landscape plan for the site.
- The DEP wanted the planting increase by ten to achieve a total of twenty-five.
- The front parking spots along Jefferson Road will be banked and will have a boxwood row along the front of the property.
- He discussed the proposed lighting and described the draining plan.
- The roof leaders will be tied into the existing ditch.

- There will be no more room for additional parking on lot 8 due to the wetlands and buffer.
- The Lot 9 banked parking is to meet the parking required by the ordinance.

Chairman Pinadella wants to see better-quality landscaping in front of the banked area rather than the proposed boxwood and for them to work with an arborist and the Planner.

The applicant agreed to make Lot 9 a little greener.

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

The Applicant and the Township Planner reviewed the Planner's review dated July 17, 2017 and the Township Engineer's review that was also dated July 17, 2017.

The prior approval is to be merged with this application and all outstanding conditions are to be carried over to this application.

The Applicant has no problems complying with the Engineer's review that is dated July 17, 2017.

Mr. Stewart

- Upon the DEP approval the plans will be consistent with DEP approval.

Mr. Fox – Now testifying as a Professional Planner

- Discussed the requested relief.
- Reviewed all of the variances being requested and explained why he believes the relief is not detrimental and how the variances can be granted without substantial detriment to the area.

Mr. Brancheau suggested a possible smaller building and discussed banked parking and the required.

Chairman Pinadella

- He would rather see the variance given and lose the banked parking.
- If the *use* were to change or the parking then they must come back to the Board.

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

Mr. Sullivan summarized the conditions.

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

Members Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor to approve this application with conditions.

II. ADJOURNMENT

Meeting Adjourned at 9:11PM

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