

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

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

Member Dobson arrived at 7:06PM.

Absent were Members Byrne and Critchley.

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

Chairman Pinadella reviewed what was on the evening's agenda.

PUBLIC BUSINESS

Chairman Pinadella called the Public Meeting to order at 7:30PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

In attendance were Members: Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Absent were Members Byrne and Critchley.

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

I. PUBLIC HEARINGS

1) PUBLIC HEARING – DETERMINATION OF AREA IN NEED OF REDEVELOPMENT

BLOCK: 303 LOTS: 13& 14

Notice is hereby given that the Planning Board of the Township of Hanover, County of Morris, State of New Jersey, will hold a public hearing concerning whether or not a specific property qualifies as an “area in need of redevelopment” as provided under the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-5.

The area that is under consideration for redevelopment area designation encompasses a ± 5.77 acre tract designated on the official tax maps of the Township as Lots 13 and 14 in Block 303. The study area is located in the northwestern portion of Hanover Township, west of Route 287 and south of New Jersey State Highway Route 10. Lots 13 and 14 do not have frontage on any street; however, they are currently developed together with an adjacent ± 11.13 acre parcel in the Township of Parsippany-Troy Hills, having the street address of 1515 Route 10.

Chairman Pinadella read the overview of the area in need.

Mr. Brancheau – Township Planner

- Sworn in by Board Attorney.
- The State provides for the redevelopment areas.
- Generally speaking this property is what is called blighted and the government needs to step in to the property cleaned up and redeveloped.
- The property in question is split by a boundary line between the Townships of Hanover and Parsippany.
- Parsippany has done their own study and held their own hearing and have determined that it is an area in need.
- The portion of the site in Hanover contains the parking and detention basin and not any of the building.
- He has also found that the parcel in Hanover is an area in need to be consistent with the Parsippany findings and has recommended to the Planning Board that it should be designated as an area in need of redevelopment.
- The findings found were in the report dated August 11, 2017- Non condemnation area in need of redevelopment.

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

- Gave an overview of how the ownership of the dealerships is owned by sole entity Thomas Maole.
- Described which functions are shared between the Maserati and Lexus sites.
- The two dealerships actually function as one and lay the groundwork for commonality.

Mr. Brancheau

- This is a very grey issue and not black and white as long as the operations are owned operated by the same owner.
- The outdoor storage issue would become a problem if one of the dealerships were to be sold to a different entity.
- You could have different ownership with shared use between the sites.
- As long as the dealerships work in concert and as a unified ownership then it will be treated as one use.

The Board feels this is a common use and should be treated as one and the Planning Board has jurisdiction.

Mr. Smith – Employed by Celebrity Motor Cars since 2011

- Gave an overview of Lexus operations, number of employees and the hours of operation.
- Gave an overview of how the Maserati dealership was developed.
- The Maserati dealership has a holding of 25-30 cars in stock and could have upwards of twenty cars in for service and not enough area for parking.
- Described how the cars currently get from Lexus to the Maserati site.
- The cars travel along Algonquin Parkway and Rt. 10 which is a 1 ½ mile route.
- Exhibit A-1 Route 10 Lexus Site Plan rendering
- Described the current layout of the sites and what is currently present on this site.
- Described the areas where the additional parking is proposed.
- Described the improvements made on the Maserati property and how they have doubled their sales and their need for more stock on site.
- We must have several models and colors in stock each month for the potential purchaser to choose from.
- The Alfa Romeo is commonly owned by the entity that also owns Maserati and is moving all of their Alfa Romeo dealerships to common sites with Maserati.
- We are proposing 8 x18 parking spaces and no hairpin striping for the new spaces.
- These spaces will be for stock cars or cars that are in for service and the general public will not be allowed in the parking area where the cars are stored.
- If a customer were interested in a car a lot attendant would bring it up to the dealership.
- Discussed the signage that is needed for the Alfa Romeo dealership and where the customer parking is on the Lexus site.
- Described the proposed new Lexus monument sign to which would replace the old sign.
- The manufacturer is recreating the entire look for the brand.
- They also want a larger sign that is more visible for safety issues.
- The sign is back illuminated and the colors for the sign are black and platinum which comes from the parent company Toyota.

- The Alfa Romeo cars will be stored in the back and in the showroom.
- There is four or five display vehicles parked in the front spots along Route 10.
- The Alfa Romeo cars will be stored in the back and in the showroom.
- There will also be a mixture of four to five Alfa Romeos and Maserati's display cars in the front spots along Route 10 in front of Maserati.
- Daily customers to purchase Maserati's are between four and five.

Mr. Brancheau

- The original site plan approval didn't constitute all of these cars being parked in the front and on the site.
- A large display of a vehicle was not represented by Maserati and the display was to be the tower feature on the Maserati site.

Mayor Francioli

- Sat on this Board when Maserati came in for the hearings and the testimony presented at that time was that there to be no inventory on site and it was to be a virtual build and purchase with delivery in six weeks.

Mr. Smith

- Maserati came out with the Ghibli which is a more affordable model that is in line with the Mercedes and the purchasers want choices on site to purchase off the lot.
- If it is not allowed they will remove the cars from along Rt. 10 and move them to the back of the store.
- Maserati now makes an SUV as does the Alfa Romeo which is along the size of a Ford Escape.

Chairman Pinadella feels that the smaller parking spaces are too tight.

Mr. Smith

- He illustrated where the proposed turntable on the site would be.
- Not increasing area for refuse, not increasing the amount of employees and made no changes to service or operation hours.

Mr. Smith and Mr. Brancheau had a lengthy discussion regarding how the spaces on the site will be utilized. Inventory storage will be solely used in the substandard parking spaces.

Mr. Smith

- The substandard lots will only be accessed by employees and lot attendants.
- The proposed storage shed at the back of the Maserati dealership is for lawn mowers and equipment to maintain the property.

- They are not currently proposing screening or fencing around the Maserati lot.
- They will provide a black vinyl fence around the Maserati storage lot.

Mr. Pinadella

- Questioned the turntable in the front of the front yard setback and safety.
- There will be the turntable as well as two display pads.
- Wants them moved back to the rear of the front yard setback.

Opened to the public

John Manilio- Engineer for the Applicant from REDCOM

- Sworn in by Board Attorney
- Gave overview of his educational and professional background.
- One hundred and forty seven 8 x18 parking spaces proposed for inventory parking and vehicle storage.
- Asking for relief on the isle widths to 2 feet where 24 feet is required and it is not intended for the general public.
- The site is under the allowable impervious coverage.
- Also asking for relief from the required hairpin striping.
- Referred to the Morris County Maserati plan showing the sign details being proposed.
- Currently there are four signs on the building and we are proposing 6 and the pylon sign.
- Want to add the Alfa Romeo logo to the existing freestanding sign.
- The Alfa Romeo which is a circular sign in the building is 25 inches where 24 is allowed.

Chairman Pinadella suggested ending for this evening and have the Applicant review the Planner's report and be more prepared.

Case carried to October 24, 2017 agreed to by the Applicant's Attorney.

3) CASE NO. 17-5-6
APPLICANT/OWNER HANOVER & HORSEHILL DEVELOPMENT LLC
LOCATION: 178-190 HANOVER AVENUE
CEDAR KNOLLS
BLOCK: 701 **LOTS:** 1.01 **ZONE:** IB-3

Applicant is seeking preliminary and final site plan approval and "C" variances in order to expand the existing supermarket. The expansion will include 3,391 SF of additional mezzanine area, 3,852 SF roof top dining area and 17,757 SF of second story greenhouse. The site improvements include addition of 23 additional parking spaces, minor modifications to the existing drainage systems, landscaping, traffic signage, curbing and lighting. The improvements also include a proposed generator on the east side of the existing supermarket as well as picnic tables and a trash enclosure located near the northeast corner of the site.

Board Action Date – TBD

Damien Del Duca – Attorney for the Applicant

- We have six witnesses this evening and are proposing a new green house and dining area above the Shoprite.
- The uses are accessory to the supermarket and the use is permitted.
- Went over the several variances that would be required.
- Will reduce building height to comply with the height requirement.
- Variances required for Side yards – Landscape isles
- There are 562 parking spaces proposed and 46 spaces that won't comply with the length requirement.
- A variance to add one sign on the building for the restaurant.
- Minor exceedance of the illumination allowed at the property line.

Enzo Pavese – Architect for Applicant

- Sworn in by Board Attorney.
- Gave overview of educational and professional background.
- Exhibit A-1 Floor Plan for proposed layout AR-101
- Reviewed the floor plans and the proposed layout for the greenhouse and roof dining area.
- Access to the roof areas is what is being changed on the first floor.
- The outer automatic door in to a vestibule to enter either the patio area to access the rooftop dining area of the supermarket.
- Exhibit A-2 Elevations AR-102
- Exhibit A-3 Rendering of the Greenhouse Cage and Rooftop Dining.
- Seeking a variance for the seventh sign on the building to identify the restaurant.
- It will be a full service restaurant with table service.
- Discussed where the side yard setback is required on the Horsehill Road side of the property.
- Reduced height of the greenhouse in order to comply with the ordinance.
- Roof top dining area would be separated vertically from the first floor area and will also be separate from the greenhouse area.
- There is bar upstairs that will serve alcohol and a bar at the patio area that will serve alcohol.
- The bank pad is 3,010 square feet.

Chairman Pinadella asked if the restaurant could go on the bank pad site.

Mr. Pavese

- The restaurant is over 8,000 square feet and would not fit onto the pad site.

Opened to the public

Seeing and hearing none

Closed to the public

Daniel Lee – Civil Engineer for Applicant from Bohler

- Sworn in by Board Attorney.
- Gave overview of his educational and professional background.
- Exhibit A-4 Sheet C-05 rendering
- Briefly gave an overview of the site plan changes such as the realignment of the intersection.
- The Hanover Avenue parking lot adjacent to Hanover Avenue will allow for a left turn into the parking lot once on site.
- The parking net is twenty-three spaces.
- Described where the parking spaces were added and removed on the site.
- 554 parking spaces required providing 562 spaces.
- Thirteen parking spaces will be designated as employee parking spaces and will be enforced with signage and stripping.

Chairman Pinadella

- Wants thirteen parking spaces to be removed as it would be too dangerous while backing out into the drive isle and there would be no way to police employee parking only.

Mr. Lee

- Described the planting area.
- Discussed the parking spaces that are proposed with the shorter length due to the fact there is no room for the 2 foot overhang.
- Two lights are proposed to be relocated and would need a slight illumination variance.
- Exhibit A-5 Aerial photo showing the existing conditions.
- Proposing at the area right off Hanover Avenue with a do not block the box area to prevent restrictions in movement.
- Addressed the Chairman's recommendation that they reduce the size of their proposed additions to reduce the required number of parking spaces on the site.

Mr. Ferramosca

- The proposed bank has four lanes.

Mr. Lee

- They fourth isle has been eliminated and there are now three drive isles at the bank.

Mr. DelDuca

- They are in advanced negotiations with the bank for the pad site.

Mr. Ferramosca

- Gave an alternative idea for the thirteen parking spaces so they would not have to back out into the drive isles.

Opened to public
Seeing and hearing none
Closed to public

Case carried to October 17, 2017 at 8:30PM and no further notice required.

II. ADJOURNMENT

Meeting Adjourned at 10:32 PM

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