

**Minutes of the Planning Board of the  
Township Of Hanover  
January 16, 2018**

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, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Olsen, and Chairman Pinadella

Absent was Member:                    Critchley and Nardone

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

**WC Zone Discussion**

Blais Brancheau

- Discussed potential for drive in standards
- While Whippany Fire Department and Commissioners house would be torn down and a drive in Starbucks would go there.

Discussed with the Board options for the building.

- The issue is drive-in use is currently not permitted.
- There is no pitched roof proposed.

Mayor Francioli

- Starbucks is using a standard design all over the country.

Mr. Ferramosca

- Put a mansard front on the building and it would be fine.
- The lighting must be consistent.

The Board does not want flat roofs.

They want architecture that fits in with the law.

If they fix the architecture, then the Board has no problem with it.

Mr. Anthony Facchino – Bowman Consulting

- The building will be raised so it does not flood.

Mr. De Nigris

- We made a point when we zoned Whippany Village and we made very specific architectural requirements and thinks they should be followed.

Chairman Pinadella

- If they are willing to change architecture, he has no problem changing the ordinances to allow it.

Mr. Brancheau

- Needs direction from the board as to what they want in the ordinance rewrite.

Mr. Olsen

- If you allow this architecture then you are just getting a box.
- Thinks the architecture needs to be in line with the architecture in the town.

The Board gave Mr. Brancheau the approval to amend the ordinance to allow for drive throughs.

Mayor Francioli

- Mansard roof now requires 12 ft.

The Board wants the architecture to stay colonial.

Mayor Francioli

- Gave an update on Stanberry.
- The Township Committee does not want annexation until they have a commitment from the developer for the high end property to stay a 110 room hotel.

## **PUBLIC BUSINESS**

Chairman Pinadella called the Public Meeting to order at 7:36 PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

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

Absent was Member: Critchley and Nardone

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

Mayor Francioli announced the passing of Bea Iannaccone this afternoon – the wife of former Mayor Salvatore Iannaccone.

**I. MINUTES - January 9, 2018**

A motion to approve the minutes was moved by Mayor Francioli and seconded by Member Ferramosca. All members present were in favor of approving the minutes as written.

**II. PUBLIC HEARINGS**

1) **CASE NO.** 17-1-2  
**APPLICANT/OWNER** PNC BANK  
HPFI BUILDING LLC c/o EI REALTY  
**LOCATION:** 2 RIDGEDALE AVE  
CEDAR KNOLLS  
**BLOCK:** 1101 **LOTS:** 2 **ZONE:** 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 wall sign. **CASE CARRIED BY APPLICANT TO FEBRUARY 20, 2018.**

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

Motion to carry moved by Member Ferramosca and seconded by Member Byrne.

A voice vote was held and all present members voted in favor of carrying the case.

2) **CASE NO.** 13-3-5-R1  
**APPLICANT/OWNER** HANOVER 3201 REALTY, LLC  
**LOCATION:** SYLVAN WAY @ RIDGEDALE AVENUE  
CEDAR KNOLLS  
**BLOCK:** 3201 **LOTS:** 1 & 2 **ZONE:** OB-DS

Applicant is seeking preliminary and final site plan approval to construct a 39,500 sq. ft. indoor physical fitness facility, along with surface parking, an underground storm water management system, landscaping, lighting and signage. Preliminary site plan approval is also sought for a 7,150 sq. ft. restaurant to be located on the property. The applicant seeks variance relief to allow the height of two wall mounted signs to be 11 ft. in height where 8 ft. is allowed.

***Board Action Date – April 3, 2018***

Glenn Kienz – Attorney for the applicant

- Gave an overview of the prior approvals on this site.
- Exhibit A-1: Sheet R-1 dated 6-13-13 colored landscaping plan.
- Exhibit A-2: Colored landscaping plan dated 1-3-18 sheet R-2.

Blais Brancheau, Township Planner and Gerardo Maceira, Township Engineer were sworn in by the Board Attorney.

Thomas Golden

- VP of Development at Mack Cali
- Is a licensed professional planner
- Sworn in by the Board Attorney

Mr. Kienz

- Distributed informal plan packets.

Mr. Golden

- Reviewed the exhibit A-2 showing what has been built on the site and what work has been completed that was part of phase II and was done with the work in phase I. The site was graded and subgraded, all utilities are that need to be used for these two phases are on site.
- With approval will build fitness facility, parking, and landscaping.
- Will defer to phase III for the restaurant.
- Exhibit A-3: Phasing Plan PH-3 dated 1-15-18
- Restaurants want visibility - for this site it has been difficult because visibility is limited from route 287 but feels that Wegmans and the physical fitness facility will be a draw for patrons of a restaurant.
- A piece of land will be dedicated to the Township so all sidewalks will be in the public right of way.
- Exhibit A-4: Exterior elevations sheet AS3, 1 colorized version
- Will comply with the Township Ordinance – even though it will be called 24 Hour Fitness they will comply with the Township Ordinance and will be closed from 12am to 5 am.
- The applicant is asking for a sign that is 11 ft. in height where 8 ft. is allowed.

- From Sylvan way you are 500 feet from the road and visibility is limited from route 287 due to foliage.
- The sign on North and East are the ones that need variances and the other two do not need variances.

There was an open discussion regarding signage.

Mr. Brancheau

- Clarified sign locations for the signs that need variances are on the North and East side of the buildings.

Mr. Golden

- Discussed the affirmative criteria for granting the variance approvals for the larger signage being requested.
- Discussed the negative impact – he does not feel that there is any negative impact to the public good.
- Reviewed Planners Review dated January 12, 2018.
- All comments will be relatively simple to satisfy.
- Discussed the planners report and will be able to revise plans to address issues raised.
- Generally in agreement with the planners report and will work with the Township Planner to address issues.

Chairman Pinadella

- Wants 11 parking spaces eliminated along the rear of the building.
- Feels these spaces are dangerous backing out into the drive isles.

Mr. Golden

- These are employee parking spaces at the back of the building.

Mr. Byrne

- Does not feel that these parking spaces are an issue.
- There will be no backing up into a main through-fare.

Chairman Pinadella

- Wants the 11 spaces removed.

Mr. Ferramosca

- Would like the spaces to be angled so that those backing out would only be backing out into one lane rather than over two lanes.

Mr. Golden

- Has no problem with angling parking spots.
- They will lose a few spots and will sign the area as employee parking.

The Board discussed angling the parking spots.

Mr. Brancheau

- The code only allows for angled parking on a one way street.

Polled the Board and they reached a consensus with a 7-1 vote that there will be no angling and to sign the spaces as employee parking only.

Reviewed the Engineers Review dated 1-12-18

Mr. Golden

- 1 comment regarding preemption signal at Ridgedale and Route 10 by Chief DiGiorgio.
- Explained what a preemptive signal is and how it works.
- Does not feel this project triggers the need for a preemptive signal.

Mr. Maceira

- Route 10 is under the jurisdiction of the state.

Mr. Golden

- Explained how the Route 10 intersection was designed.
- There is a pedestrian activation button on the signals.
- Semi-actuated pedestrian buttons on the poles.

Mr. Maceira

- Discussed the circulation pattern.
- It is a very typical circulation pattern on this site.

Open to the Public

Seeing and hearing none

Closed to the Public

Patricia Ruskin

- VP of PS & S and Professional Engineer
- Accepted by the Board.

- Sworn in by the Board Attorney
- Referred to exhibit A-2
- Addressed the circulation of the site.
- 3 driveway access points.
- Front door of building is at southwest corner of the building.
- The northwestern corner of the building is a small loading area for the building.
- Tractor trailers will not be coming onto the site.
- A firetruck can easily circulate the facility as well as in the restaurant area.
- Discussed the lighting.
- There will be 30 ft. high 280 watt LED fixtures.
- These are the same fixtures that are in the Wegmans lot.
- There will be no spilling onto adjacent properties.
- Discussed the landscaping.
- 105 trees are proposed, both ornamental and shade trees.
- They will work with the Planner to address all of the comments regarding landscaping.
- Talked about the dumpster locations.

Chairman Pinadella

- Questioned the recharge basin increase of 2,490 sq. ft.

Ms. Ruskin

- Discussed how the calculations were run for the recharge basin.
- Needs to get an amended treatment works application to the DEP.
- Does not have any problems with the Township Engineers report.

Mr. Brancheau

- Needs to resolve a design for phase III, it is not something that can be left open ended.

Mr. Golden

- Is concerned about the time it could take to sit down with the planner and engineer to make changes.

Mr. Kienz

- If we cannot meet the requests of the Planner and Engineers report of flipping the phase III then they have to come back for preliminary and final approval for phase III.

Mr. Brancheau

- They could separate the plans for phase II and phase III and separate plans could be signed for each phase so they could move forward with phase II.

Mr. Sullivan

- Summarized the application before the Board and the variances requested and separating out phase II and phase III.

Opened to the Public

Terry Baird – 180 Parsippany Rd, Whippany

- Questioned the fire trucks and tractor trailers being able to access the site.
- Who maintains the basins after they are installed?

Ms. Ruskin

- Mack Cali will be responsible for maintaining the basins.

Closed to the Public

Mr. Golden

- The desire to have all signs as proposed and are willing to give up the pylon signs.

Board

- Will approve the building signs and will eliminate the 30 foot pylon sign fronting on Route 287, northerly in phase II.

Opened to the Public for Comments

Seeing and hearing none

Closed to the Public

Mr. Sullivan

- Summarized the application and the conditions if approved.

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

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

Mr. Sullivan

- Questioned that phase II has been carried

Mr. Kienz will withdraw by letter.

A motion to adjourn was moved by Member Ferramosca and seconded by Member Byrne.

Meeting Adjourned at 9:06 PM

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