

**Minutes of the Planning Board of the  
Township Of Hanover  
March 20, 2018**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:03 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, Ferramosca, Mayor Francioli, Nardone, Olsen, and Chairman Pinadella

Absent was Member:                    Critchley and Dobson

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

The Chairman reviewed the agenda for evening.

Mr. Maceira discussed the louver mock-up that was done at the Barclay's Site.

Mr. Brancheau

- BJ's has pulled out of the approved project and Lowes is making an application.
- The property has a convenience store and a gas station.
- Overall they are conforming except for parking.
- Discussed how parking is calculated.
- Another issue is the signage.

The Board does not want to amend the ordinances; they would rather have them apply for variances.

The Board discussed the Fire House and the Starbucks.

Sam Morialle is not interested in an access agreement if they do not join the condo association.

**PUBLIC BUSINESS**

Chairman Pinadella called the Public Meeting to order at 7:31 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, Ferramosca, Francioli, Nardone, Olsen, and Chairman Pinadella

Absent were Members: Critchley and Dobson

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

**I. RESOLUTIONS - None**

**II. MINUTES – March 13, 2018**

Motion to approve the minutes as written was moved by Member Ferramosca and seconded by Member De Nigris.

All members present voted in favor.

**III. PUBLIC HEARINGS**

1) **CASE NO.** 17-10-13  
**APPLICANT/OWNER:** RIDGE ASSOCIATES LLC  
**LOCATION:** 15-17 EAST FREDRICK PL.  
CEDAR KNOLLS  
**BLOCK:** 2104 **LOT:** 5 **ZONE:** I-5

Applicant is seeking preliminary and final site plan approval and “C” variance relief in order to construct a storage shed on the exact same footprint as previously exists on the site for the purpose of the storage of materials within the shed. **Applicant did not serve notice therefore the case has been carried to April 17, 2018.**

***Board Action Date – May 10, 2018***

2) **CASE NO.** 16-5-5  
**APPLICANT/OWNER:** MICHAEL RAUSHI  
**LOCATION:** 228 RIDGEDALE AVE.  
CEDAR KNOLLS  
**BLOCK:** 1702 **LOT:** 7 **ZONE:** I-B3

Applicant is seeking preliminary and final site plan approval as well as “C” variance relief for a previously constructed addition off of the rear of the building of approximately 420 sq. ft. (10’ x 42’) and an overhang for dry storage of sheet metal. The applicant is also proposing to pave an existing gravel driveway and parking area in the rear, remove the shed, and add a handicapped parking space in the front yard.

John Wyciskala – Attorney for the Applicant

- Gave an overview of the existing use and surrounding area.
- There are two other occupants on this property.
- Sheet Metal Inc. used the site for 56 years and Allstate Insurance is also there.
- They are here because there are additions that were built without approvals.
- A rear addition and a roof overhang used for dry storage.
- Upgrades must be done to the property.
- They want to pave the rear portion of the property and restripe the parking area up front and add some lighting.

Frederick Meola – Engineer for the Applicant, PE, PLS, PP

- Sworn in by the Board Attorney.
- Described the existing conditions that are currently on the property.
- The rear of the property is where all of the tin metal work is done.
- The front has two doors, one for the sheet metal business and one for Allstate Insurance.
- Reviewed proposals for 5 parking spots.
- In the front of the building they will provide a handicapped ramp in the front with access to both doors.
- There will be a handicapped parking spot added at the front of the building all compliant with ADA requirements.
- Proposing landscaping around handicapped ramp to dress up the front.
- There are 6 parking spots in the rear, they would like to bank two spots because they are not needed.
- There will be concrete bumpers for the parking spaces, feels curbing would trap water onsite rather than letting it free flow like it is now.
- Lot size is ¼ of what was anticipated in the zone and this is what causes some of these variances.
- The front setback is 31 ft. where 75 ft. is required; the side yard is 19.9 ft. where 40 ft. is required and on the other side it is 37.8 ft. where 40 is required.
- Reviewed the coverage numbers.
- Described the signage on the property.
- There is a small existing sign at the right of way.
- It is 3 ft. in high which is modest in size and just makes the public aware of the uses on the sight.
- Will be making this sign a cantilever sign so that it is not in the right of way.
- The sign has been on this site for quite some time.
- Reviewed the Planners Report dated 3/20/18.
- Clarified the banked parking would be three not two as previously stated.

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

Mr. Meola

- Discussed curbing and the reason for not wanting to curb the property.
- Continued reviewing the Planners Report.

Mr. Brancheau

- Discussed screening and side yard storage.

Mr. Meola

- The adjacent property is an L shape and wraps around this applicants property.
- The shed on this property is being removed.

Mr. Wyciskala

- Described the delivery on this site.
- Hours of operation are Monday through Fridays about 40 hours a week.
- They have fairly normal hours.

Mr. Meola

- Reviewed the Engineers Report dated March 20, 2018.

Mr. Brancheau

- If the sign is a site line obstruction it will have to be moved.
- This will be done as a field verification.

Opened to the public

Seeing and hearing none

Closed to the public

Doug Asral – Architect for the Applicant

- Sworn in by the Board Attorney.
- Provided the Board with educational and professional background.
- Accepted by the Board.
- Provided an overview of the structure.
- Will have a cape with a walkout basement.
- Gave measurements of structures on property
- The space in the rear will require an extra 10 ft. by 42 ft. of additional work space and 8 ft. by 42 ft. of a covered area that is open to the exterior.
- Everything already exists.
- Reviewed architectural plans that were submitted to the Board.

Mr. Meola

- Described the screening and the stockade fence.
- The fence is not in disrepair.

Opened to the public

Seeing and hearing none

Closed to the public

Mr. Wyciskala

- Gave summation.

Mr. Sullivan

- Summarized conditions.
- Items 1 and 3 from Mr. Maceira's plan are conditions.
- There will be field observations as well to make sure there are no site line issues.

Motion to approve with conditions was moved by Member Byrne and seconded by Member Deehan.

Members Nardone, Deehan, Olsen, Byrne, De Nigris, Ferramosca, Francioli, and Chairman Pinadella voted in favor of the application and no members voted against.

<b>2)</b>	<b>CASE NO.</b>	17-9-11
	<b>APPLICANT/OWNER:</b>	THE GC NET LEASE (WHIPPANY) INVESTORS, LLC
	<b>LOCATION:</b>	30 MELANIE LANE WHIPPANY
	<b>BLOCK:</b> 6601	<b>LOT:</b> 11
		<b>ZONE:</b> I

Applicant is seeking preliminary and final site plan approval and "C" variance relief in order to bring back the site plan into conformance with what is built on the site. The current front yard setback is currently 74 ft. where 75 ft. is required.

***Board Action Date – June 15, 2018***

Peter Wolfson – Day Pitney, Attorney for the Applicant

- Gave an overview of the property, structures, and location.

Ben Crowder was sworn in by the Board Attorney.

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

Mr. Crowder – Engineer for the Applicant

- Gave an overview of educational and professional background.
- Accepted by the Board.
- The site is 10.78 acres located in the I Zone at the intersection of Algonquin and Melanie Lane.
- The 1985 application for a site plan was approved.
- Listed the encroachments.
- On the eastern property line the building encroaches into the 75 ft. setback 1.15 ft.
- Described the deviations from the 1985 approvals.
- Addressed the number of parking spaces.
- Spaces are 9 ft. by 20ft.
- They are looking to make ADA improvements to the site.
- They are required to have 9 ADA spaces where only 6 exist today.
- Exhibit A-1: ADA and signage exhibits which are dated 3/20/2018.
- Reviewed the exhibit and images.
- Reviewed the engineers report dated March 16, 2018.
- Agreed to items 1, 2, and 3.
- Reviewed the Planners Memo dated March 19, 2018.
- Agrees with items 1-3 and is asking that #4 stays where they are currently located.

Opened to the public

Seeing and hearing none

Closed to the public

Mr. Wolfson

- Gave summation.

Mr. Sullivan

- Summarized conditions.
- Compliant with items 1, 2, and 3 in both the Engineers and Planners Report.

Motion to approve with conditions was moved by Member Nardone and seconded by Member Byrne.

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

#### **IV. ADJOURNMENT**

Motion to adjourn the meeting was moved by Member Ferramosca and seconded by Member Byrne. All members present voted in favor.

Meeting Adjourned at 8:47 PM

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