

**Minutes of the Planning Board of the
Township Of Hanover
February 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: Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, and Chairman Pinadella

Absent was Member: Byrne and Olsen (unexcused)

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

Chairman Pinadella

- Has there been any response from River Park?

Mr. Ferramosca

- It is being handled by the Township Attorney through legal.

The Board had an open discussion about Air BnB's regarding:

- Violation notices are being sent out.
- The Township Committee has to come to a determination.
- The Township Committee wants to hear from the Planning Board.
- Chairman Pinadella is in favor of some sort of control such as requiring registration, inspector fees, etc.
- Blais is going to review the issues involved.
- Blais reviewed with the Board the current zoning regulations.
- There is some grey area between state law and local law.
- At the next work session Blais will provide state regulation and what other towns are doing.

Chairman Pinadella

- What has been happening with the Corporate Mailing site?

Mr. Brancheau

- Nothing yet, we are waiting for a court ruling on COAH.

- Board of Adjustment case keeps being carried.

Chairman Pinadella

- Questioned the status of the Hotel on Route 10.

The Board discussed that there has been a dispute with the owner and the contract purchaser.

The Board discussed Lidl. They have submitted revisions and are proceeding with their application.

The Board discussed that they are waiting for the Whippany Village to move forward.

Mayor Francioli

- Discussed the Whippany Post Office.
- Does the Planning Board have a position on it?

Chairman Pinadella

- Asked what was happening with Billy's Red Room.

Mayor Francioli

- They want to rebuild it.

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.

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

Absent was Member: Byrne and Olsen (unexcused)

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

I. PUBLIC HEARINGS

- | | | |
|-----------|--------------------|---------------------------------|
| 1) | CASE NO. | 17-1-2 |
| | APPLICANT: | PNC BANK |
| | OWNER: | HPFI BUILDING LLC c/o EI REALTY |
| | LOCATION: | 2 RIDGEDALE AVE
CEDAR KNOLLS |
| | BLOCK: 1101 | LOT: 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.

Board Action Date – March 16, 2018

Richard Toniolo – Attorney for Applicant

- They will proceed under the new ordinance and move forward in the B-10 Zone.
- The bank currently has 2 freestanding signs which are 18 ½ ft. in width.
- The bank proposes to remove those signs and replace them with smaller signs with the dimensions 10 ½ ft. in width.
- This meets the ordinance.
- Exhibit A-1: photo of the signs.

Chairman Pinadella

- Can you tell us the purpose and need for these two signs as well as the one on the building?

Mr. Toniolo

- Exhibit A-2: Letter designs
- The signs are necessary so people know that PNC Bank is there.
- The sign will be used to direct people to the Bank.

Janet McAndris – 12 Hidden Glen Drive, Sparta

- Sworn in by the Board Attorney.
- Property Manager at PNC Bank.
- The sign is necessary because you currently do not know that there is a branch of PNC Bank in this brick building.
- The owner is in full agreement with this sign.
- None of the signs will be illuminated.

Blais Brancheau was sworn in by the Board Attorney.

Mr. Sullivan

- Mr. Brancheau, the report you submitted on January 10, 2018 precedes the most current set of plans, are you satisfied based on the testimony that your items have been met?

Mr. Brancheau

- Based on the testimony and the plans, yes I am.

Gerardo Maceira was sworn in by the Board Attorney.

Mr. Sullivan

- Mr. Maceira, you issued a report on December 13, 2017 which also predates the plans.
- Your report suggests a landscape island.

Mr. Maceira

- The current plan does not show the island or the dimensions.
- Items 2 and 3 should be made to be conditions of approval.
- It makes for a clean record to have those on the plans.

Open to the public

Seeing and hearing none

Closed to the public

Motion to approve with conditions moved by Member Critchley and seconded by Member De Nigris.

Members Nardone, Deehan, Critchley, Dobson, De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella voted in favor.

Exhibit A-3: Monument sign dimensions

Discussed putting mulch around the signs and what to put on the plan.

Meeting Adjourned at 7:47 PM

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