

**MARCH 10, 2016**

Regular Meeting of the Township Committee of the Township of Hanover, County of Morris and State of New Jersey was held on Thursday, March 10, 2016, at 8:30 o'clock in the evening, prevailing time, at the Municipal Building, 1000 Route 10, in said Township.

PRESENT: Mayor Francioli, Members Ferramosca,  
Coppola, Gallagher and Brueno

ABSENT:

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**STATEMENT BY PRESIDING OFFICER:**

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by posting written notices and agenda of the meeting on the bulletin board in the Municipal Building, 1000 Route 10, Township of Hanover and by hand delivering, mailing or faxing such notice and agenda to the following newspapers:

**HANOVER EAGLE  
MORRIS COUNTY'S DAILY RECORD  
THE STAR LEDGER**

and by filing same with the Township Clerk.

(Signed) Ronald F. Francioli, Mayor

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**PLEDGE OF ALLEGIANCE TO THE FLAG**

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**OPEN TO THE PUBLIC**

Motion to open made by Member Ferramosca and seconded by Member Gallagher and unanimously passed.

Jim Neidhardt, 3414 Appleton Way, Whippany: I would like to bring to the Committee's attention some happenings that are going on at the County Freeholder Level. I attended the meeting last night and for the last month or so there have been rumors flying around that the County is looking to introduce a resolution that has a lot of nice sounding words and names around it, but at the heart of it is the approval of an apprenticeship program, I don't know if you are aware of that?

Mayor: Are they deliberating on this?

Mr. Neidhardt: They had a lengthy discussion during their work session in the morning and then there were about 35 people or so that spoke on the subject with a three minute limit, myself being one of them. It is a very very long resolution, and has a

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lot really nice sounding garbally good and then buried down in like the 17<sup>th</sup> section is the apprenticeship program, and a lot of us believe that it's deliberate that they have all this nice sounding stuff. When you look at this resolution, most of what is in there, is stuff that is just repeating what we have statutes and laws surrounding right now, such as, prevailing wage, safety issues, hiring qualified people and all of that stuff, there is nothing in there that is new. I looked at the resolution, I looked at resolutions that are similar that have been circulated through other towns within the county, I looked at the resolution which the State of New Jersey approved and sent to Christie and Christie vetoed it and said it would kill small company jobs, and I have to believe that the unintended consequences is that it will take a lot of jobs away from small businesses. An apprenticeship program sounds really really nice, training and have people set at a high level of qualification however these programs are extremely expensive and usually only large organizations can have their employees attend such programs, and mostly unions have these programs. If you trace back to where this is all coming from; I asked them where this came from who's idea was it, you get all blank, deer in the headlight, and they don't want to answer it. But if you look at every place this resolution has been introduced, and it's almost identical and it's word for word everywhere, it's driven by unions. Right now in Morris County the unions get 23% of all of the work that is given out, and there were 10-15 union people at the meeting, and the only people that spoke in favor in this resolutions were union people and they are obviously trying to drive up the percentage of jobs that union people get. If there was any type of real evidence that showed an apprenticeship programs lead to better work at a lower price, or a combination of the two I would love to hear it, but nobody has been able to really present that, so I just wanted the Committee aware of that, I know you have your own things to worry about here, but every once and a while there is something going on the county level.

Mayor: It is important Jim, it is important. I am very familiar with it, having read it puts a \$250,000.00 threshold on what the county would do to go out. I think you have pointed out the particular concerns in the language in that it does favor the training programs, the apprenticeship programs, and the education that the trades offer right now. So obviously it's something that certainly would favor the trades. Is it arguable from a safety standpoint probably so, I think so, there is a concern and it's pretty much focused on here and even in Hanover over safety issues and OSHA. I am an advocate for tradesman and an advocate in any area for people to be well trained, well-educated and certainly cognoscente to all of the necessary safety that has to take place an individual. Does it come with a cost? You are absolutely correct, that a lot of smaller companies may not be in a position to avail themselves of those programs, training programs etc., but there are things in place with prevailing wage that protects labor from that standpoint, I urge the Freeholders to review the language in this draft, especially to how they can assure that anyone taking a municipal contract, county state contract etc., is well trained in the area of safety and is certified to perform the job that they are going to perform.

Mr. Neidhart: Several of us had to submit OPRA requests to them to find out if there has been any issues related to current or previous contractors where there have

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been concerns or problems related to the things that this resolution is supposed to address. There was not a single documented case that the County has had, so we believe this is a solution looking for a problem. Well combining this with the fact that a typical Freeholder raise \$5, 6, 7, 10 thousand dollars and in our last race there was somewhere in the area of \$150-200 thousand dollars raised and it was contributed by organizations outside of Morris County, outside of the republican party, and very strongly union based. So we see where this is going.

Mayor: The overriding, and again you are correct, the overriding other ramifications is nothing belaborant and I invite my fellow Township Committeeman to familiarize themselves and some of them have already with what is being proposed, is that if this does become adopted I am certain that it will be challenged to the point where it will be forced into developer's agreements on Municipal levels as well, so it does have some arms and legs.

Mr. Neidhart: I can give the Committee the resolution that was circulated to the Freeholder Board for consideration, they haven't put it forth for a vote or anything but they have circulated it by email to the members and we have a copy of that.

Mr. Coppola: We had quite a discussion at the last meeting with the Freeholders at that Friday meeting and throughout the whole process anything involving is just due diligence so there was really nothing new other than somebody is trying to protect somebody or get somebody a benefit from what is going on, and the unfortunate part, they kept saying "it's really nothing substantial, just really an evaluation," to evaluate what?

Mr. Neidhart: They paid their lawyer to investigate it.

Mr. Coppola: Investigate what? When you do your due diligence you are totally covered in that whole resolution that they are talking about.

Mr. Neidhart: Last point just so you know, Hanover was mentioned by the Freeholders or by some of the union people talking about the unfortunate accident at the Fire House and using that as a "See, that's why you need it," I just want you to be aware of that, since you are named, somebody might want to review the audio on it when it becomes available and just see what was said there.

Mayor: Thank you Jim, I appreciate you bringing that to our attention and again I know our Committee is aware of it and concerned with it

Motion to close made by Member Coppola and seconded by Member Ferramosca and unanimously passed.

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**APPROVAL OF TOWNSHIP COMMITTEE MINUTES**

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The Minutes of the Regular Meeting of February 25, 2016 and the Bid Reception Meeting of March 1, 2016 have been presented to the members of the Committee prior to this meeting by the Township Clerk.

Member Ferramosca moved that the Minutes of the Regular Meeting Minutes of February 25, 2016 and the Bid Reception Meeting of March 1, 2016 be accepted and approved as presented by the Township Clerk. The motion was seconded by Member Gallagher and was unanimously passed.

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**DEPARTMENTAL REPORTS:**

The following reports were presented and ordered filed as received:

|                       |             |                            |
|-----------------------|-------------|----------------------------|
| Treasurer's Report    | S. Esposito | Reports of February        |
| Public Works          | B. Foran    | Reports (3) February       |
| Construction Official | S. Donlon   | Reports of February        |
| Township Engineer     | G. Maceira  | Report of Capital Projects |
| Property Maintenance  | E. DeSimone | Report of February         |

All reports are on file in the Business Administrator's Office.

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**PUBLIC HEARING AND ADOPTION OF THE TOWNSHIP'S 2016 CURRENT FUND BUDGET**

**PUBLIC HEARING AND ADOPTION OF THE 2016 CURRENT FUND BUDGET  
IN THE TOTAL AMOUNT OF \$26,417,876.94**

We have proof of publication that the synopsis of the budget appeared in full in the February 24, 2016 issue of the Daily Record in accordance with regulation.

Motion to convene a public hearing made by Member Francioli and seconded by Member Gallagher and unanimously passed.

Motion to close public hearing made by Member Brueno and seconded by member Gallagher and unanimously passed.

We received a notification from the Division of Local Government Services that the total State Aid for the Township in calendar year 2016 and fiscal year 2017 on the budget side for the State total amount of anticipated aid will be \$2,293,230.00 this is no different than in calendar year 2015 and fiscal year 2016; however as Mr. Esposito will certify the State has said that \$9,000.00 in additional funds from the State Aid must be divided between the local Board of Education and the Regional Board of Education. So this is not an increase in State Aid, but an additional allocation must be given to both Boards Of Education. Is that correct Mr. Esposito?

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Mr. Esposito: Yes, out of the Business Personal Property Tax adjustment is part of our State Aid, the State wants us to give more of that to the schools than we did in the prior year.

Before the Budget is adopted we need the Township Committee to approve a Resolution amending the 2016 Current Fund Budget with an additional appropriation of \$9,000.00 to be allocated between the Hanover Township School District and the Hanover Park Regional High School District.

Motion made by Member Francioli and seconded by Member Ferramosca and unanimously passed.

Now on adoption, be it resolved by the Township Committee that the 2016 Local Municipal Budget be adopted as read into the record in the amount of \$26,417,876.94.

Motion on the adoption of the budget made by Member Brueno and seconded by Member Gallagher and unanimously passed.

So Adopted.

Mayor: Silvio how did we do on the Hotel Room tax from the State to us?

Mr. Esposito: A little under \$1 million dollars.

Mayor: To our tax payers these are dollars that are collected from room taxes from all of the Hotel rooms in Hanover Township that comes back to us from the State and this year as the CFO just said to you that's almost a \$1 Million Dollars Net. Nicely found dollars.

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**PUBLIC HEARING AND ADOPTION OF ORDINANCES:**

**ORDINANCE NO. 9-2016:**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING ORDINANCE NO. 10-2015 AND CHAPTER 61 OF THE CODE OF THE TOWNSHIP ENTITLED SALARIES AND COMPENSATION; PERSONNEL POLICIES WHICH CHAPTER ESTABLISHES REGULATIONS AND RATES OF COMPENSATION FOR THE OFFICERS AND FULL-TIME AND PART-TIME CIVILIAN NON-UNION EMPLOYEES OF THE TOWNSHIP OF HANOVER**

Proof of Publication that the Ordinance and the Notice of Introduction for Ordinance 9-16 appeared in full in the March 2<sup>nd</sup>, 2016 issue of the Daily Record in accordance with the law.

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Motion to open public hearing made by Member Coppola and seconded by Member Brueno and unanimously passed.

Public hearing closed by Member Coppola and seconded by Member Brueno and unanimously passed.

Now on Adoption, Be it resolved, that an Ordinance entitled "**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING ORDINANCE NO. 10-2015 AND CHAPTER 61 OF THE CODE OF THE TOWNSHIP ENTITLED SALARIES AND COMPENSATION; PERSONNEL POLICIES WHICH CHAPTER ESTABLISHES REGULATIONS AND RATES OF COMPENSATION FOR THE OFFICERS AND FULL-TIME AND PART-TIME CIVILIAN NON-UNION EMPLOYEES OF THE TOWNSHIP OF HANOVER,**" be passed on final reading and that a Notice of the final passage of the Ordinance be published in the March 2<sup>nd</sup>, 2016 issue of the Daily Record.

Motion on Adoption made by Member Brueno and seconded by Member Coppola and unanimously passed.

**ORDINANCE NO. 10-2016**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 125-2. ENTITLED "FEES COLLECTED THROUGH CLERK'S OFFICE" UNDER CHAPTER 125 OF THE CODE ENTITLED FEES WITH THE INCLUSION OF NEW ALCOHOL BEVERAGE LICENSE FEES**

Proof of Publication that the Ordinance and the Notice of Introduction for Ordinance 10-16 appeared in full in the March 2<sup>nd</sup>, 2016 issue of the Daily Record in accordance with the law.

Motion to open public hearing made by Member Ferramosca and seconded by Member Brueno and unanimously passed.

Public hearing closed by Member Coppola and seconded by Member Brueno and unanimously passed.

Now on Adoption, Be it resolved, that an Ordinance entitled "**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 125-2. ENTITLED "FEES COLLECTED THROUGH CLERK'S OFFICE" UNDER CHAPTER 125 OF THE CODE ENTITLED FEES WITH THE INCLUSION OF NEW ALCOHOL BEVERAGE LICENSE FEES,**" be passed on final reading and that a Notice of the final passage of the Ordinance be published in the March 16<sup>th</sup>, 2016 issue of the Daily Record.

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Motion on Adoption made by Member Gallagher and seconded by Member Brueno and unanimously passed.

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**INTRODUCTION OF ORDINANCE**

**ORDINANCE 12-2016**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AUTHORIZING MISCELLANEOUS IMPROVEMENTS AND REPAIRS TO THE WADING POOL AND MAIN POOL AT THE BEE MEADOW SWIMMING POOL FACILITY AND FURTHER APPROPRIATING THE SUM OF \$50,000.00 FROM THE SWIMMING POOL ENTERPRISE FUND – CAPITAL ACCOUNT FOR 2016 AND ALL PRIOR YEARS FOR THE FINANCING OF THE PROJECT**

The Ordinance will be further considered for Public Hearing and Final Passage at the March 24<sup>th</sup>, 2016 meeting of the governing body and at time any person wishing to be heard will be given the opportunity to speak. The Ordinance and the Notice of Introduction will be published in full in the Daily Record in accordance with the law.

Motion on introduction made by Member Brueno and seconded by Member Gallagher and unanimously passed.

So Introduced.

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**RESOLUTIONS AS A CONSENT AGENDA:**

- A. AUTHORIZING THE ADOPTION OF NEW SALARIES AND RATES OF COMPENSATION FOR ALL FULL-TIME AND PERMANENT PART-TIME NON-UNION CIVILIAN EMPLOYEES OF THE TOWNSHIP PURSUANT TO ORDINANCE NO. 9-2016.**
- B. AFFIRMING THE TOWNSHIP'S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH TOWNSHIP EMPLOYEES, OFFICIALS AND VOLUNTEERS.**
- C. AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH ST. HUBERT'S GIRALDA, INC., D/B/A ST. HUBERT'S ANIMAL WELFARE CENTER FOR PET ANIMAL CONTROL SERVICES IN AN AMOUNT NOT TO EXCEED \$27,788.00 FOR THE PERIOD COMMENCING MAY 1, 2016 THROUGH DECEMBER 31, 2016 AND DURING CALENDAR YEARS 2017 AND 2018 AT A CONTRACT FEE OF \$41,682.00 FOR EACH YEAR AND APPOINTING THE STAFF MEMBERS OF ST. HUBERT'S TO ACT ON BEHALF OF THE TOWNSHIP AS ANIMAL CONTROL OFFICERS AS CERTIFIED BY THE STATE OF NEW JERSEY.**

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- D. AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH DAREN J. PHIL, P.E., P.P. AND THE FIRM OF SUBURBAN CONSULTING ENGINEERS IN AN AMOUNT NOT TO EXCEED \$50,000.00 WHICH AMOUNT INCLUDES OUT-OF-POCKET DISBURSEMENTS FOR THE PERFORMANCE OF FIVE (5) PHASES OF ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF A CUSTOM PREFABRICATED RESTROOM AND CONCESSION STAND BUILDING WITH ALL FURNISHINGS AND EQUIPMENT AND ANCILLARY SITE CONSTRUCTION AT THE BRICKYARD ATHLETIC FIELD LOCATED AT BEE MEADOW PARK.**
- E. AUTHORIZING THE AWARD OF A CONTRACT TO M. SKY CONSTRUCTION CORPORATION, THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER, IN AN AMOUNT NOT TO EXCEED \$99,535.00 FOR THE ENTIRE LENGTH OF ERNA PLACE.**
- F. AUTHORIZING THE AWARD OF A CONTRACT TO M. SKY CONSTRUCTION CORPORATION, THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER, IN AN AMOUNT NOT TO EXCEED \$70,085.00 FOR THE RESURFACING OF THE ENTIRE LENGTH OF BALDWIN COURT.**
- G. CERTIFYING THE PAYMENT OF \$15,057.57 TO THE STATE OF NEW JERSEY FOR 5,019.19 TONS OF SOLID WASTE MATERIALS DELIVERED TO THE MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY FOR THE PERIOD COMMENCING JANUARY 1, 2015 THROUGH DECEMBER 31, 2015.**
- H. AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SECOND AMENDMENT TO THE AFFORDABLE HOUSING AGREEMENT BY AND BETWEEN THE TOWNSHIP AND STERLING APARTMENTS, LLC PERMITTING THE EXPANSION OF LENDERS FROM FANNIE MAE ONLY TO ANY LENDER UNAFFILIATED WITH THE DEVELOPER.**
- I. APPROVING THE REFUND OF VARIOUS TAX OVERPAYMENTS**

**POSSIBLE CONSIDERATION OF ADDITIONAL RESOLUTIONS.**

**Motion to approve as consent agenda made by Member Ferramosca and seconded by Member Brueno and unanimously passed.**

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**RAFFLE APPLICATIONS:**

- RL-2911 - ECLC Foundation – 50/50 off premise**
- RL-2910 – ECLC Foundation - Tricky Tray**
- RL-2913 – United Serbs East Coast Soccer Club – on premise raffle**

**Motion to approve made by Member Coppola and seconded by Member Brueno and unanimously passed**

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**PAYMENT OF BILLS:**

The governing body approved a grand total disbursement of \$ 8,453,984.62 for the payment of all bills as of this Regular Township Committee Meeting. A copy of the "Bills Payment List – by Vendor" is hereby approved and made a part of this resolution as if set forth in full. Moved by Member Brueno and seconded by Member Ferramosca and unanimously passed.

A copy of the Bill Payment List – by Vendor has been incorporated in the Supplemental Minute Book – Payment of Bills which is on file in the Township Clerk's office.

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**OPEN TO THE PUBLIC**

Motion to open made by Member Ferramosca and seconded by Member Gallagher and unanimously passed.

Jim Neidhart, 3414 Appleton Way, Whippany: I have a question related to an item that is on the Planning Board Agenda for Tuesday, which I believe was also on your work session agenda for this evening regarding housing. There is public hearing on housing, can you explain what that hearing is about.

Mayor: This is important that the public understands what they are going to hear, because I have been reading some postings on social networks indicating that Hanover is looking to increase their housing inventory, let me first start off by saying that is not so, and you will hear this explanation.

Member Ferramosca: The Planning Board has been actively managing an update to it's Housing Plan, as part of this housing plan we are going to be assets at look at all of the various rounds of COAH, the past three rounds of COAH. The Planning Board has reviewed this. They have analyzed this and at this point the Planning Board feels that it's in a very, very good position. If we recall when this first news came out there was great concern that Hanover would be given 1,000 units of affordable housing to comply with? Hanover has worked very, very hard to comply with Affordable House for all the right reasons and had gotten its share of affordable housing between now and 2025 less than 10, that's where we were. Well, the good news is that through the work of the Board with it's Planner Blais Brancheau and special planner advising us on this we will be introducing our Affordable Housing Plan on March 15<sup>th</sup> and that's an open public hearing, so the Planning Board will be providing all of the stats all the numbers on that evening I'm not going to preempt sharing those numbers but I can tell you that the municipality will be a lot closer in terms of the Planning Board's recommendation of 9 than it will be to 1000. I feel confident that for those who come out and spend the time they will have a very good understanding of what this municipality is doing to comply as well as to keep this a suburban community which we love and we enjoy living in.

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Mr. Semrau: I would like to add, I just want to say that in reading the report unlike other municipalities at this stage it does not call for any change in zoning that would encourage or be suitable for residential development, there is no additional or new type of zones; this report really demonstrates that the work and the planning that the Township has in fact achieved satisfies what we believe to be the affordable housing obligation. And, again it does not call for an example to rezone a particular area to meet the affordable housing obligations. No, what it does say when we look at all of the projects and all of the projects that have been completed we believe that the Township has satisfied it's affordable housing obligation as Committeeman Ferramosca says through 2025 that is really what the Plan talks about, it talks about how it achieves that obligation but it does not call for any type of changes or zoning for additionally residential development because at the advice of the Township Planner and as the Mayor said the Special Planner that was hired, so the Township had two planners look at this, they are of the opinion that the Township has satisfied it's obligation based on where it is at this point of time and for the future 10 years.

John Wyciskala, I am here tonight on behalf of Hanover Ridgedale LLC for those who are not familiar, I know a few of you are, our client is the owner and developer of the Hanover Crossroads projects which is the property located at the corner of Hanover and Ridgedale Avenue. Most of you probably know this as the Berlex site; Berlex Laboratories was a corporate citizen here in Hanover for many years. Like a lot of the manufacturing, offices, and laboratory uses that have been pervasive a long Hanover Avenue, Berlex left the Township in 1998 and what they really left behind was a vacant brown field site. Our client has been in ownership and part of the development of this site are going back to 2004, so they have been involved for at least 12 years now with respect to this property. Sufficed to say they have spent a fortune on this property just with respect to the carry on the property with respect to numerous development efforts over the years to put this property back into utility and really back onto a meaning tax roll for the Township. A lot of the costs have gone not only to development but to site remediation, as indicated it is brown field site. One of the original impediments I'm just going to give a little bit of the history that I know most are probably familiar with, but one of the most significant impediments over the years had been the zoning on the property. It was zoned office laboratories, like a lot of the other properties there, and despite a lot of different types of projects larger scale retail and other uses when that zoning was in effect really nothing can go forward. This Township Committee actually through the efforts of all the professional in the Planning Board looked back at the zoning and in 2011 changed the zoning really along that entire stretch of Hanover Avenue creating the IB3 zone, which recognized that the manufacturing uses really were not viable and really not being effectively developed here and it created the opportunity for large scale retail development. Back in 2012, we came up with a project that worked in accordance with IB3 zone and that project was for an approximately 160,000 square foot Lowe's Home Improvement Store with a Quick Chek food store with fueling operations really at the corner. Originally our proposal had additional retail but that was scaled back and eliminated from the plans. We were thrilled and I think the Township was thrilled to see

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this development go forward, but unfortunately after a lot of blood, sweat and tears there were numerous public meetings and so forth, going through the approval process not only in the municipal level but the county level Lowe's pulled out of that project, they walked away. They decided they did not want to make Hanover one of their homes. I know the Township was very disappointed at the loss of it but believe me when I tell you that nobody was more disappointed than Hanover Ridgedale LLC and the two gentleman that are here with me tonight Dave and Mark Schlutzel, it was a decades effort to get this property development. One significant aspect of this and the development of this site are the road improvements both the Hanover and Ridgedale Avenues, the County adopted a Hanover Corridor study to improve the flow along that stretch and this is really is the piece in correcting what is a failing intersection presently in accordance with the project.

So as a result we were back to the drawing board for the past year and a half, it was a matter of trying to figure out exactly what we can do and how to get back to a development project. We came up with a proposal that provided for basically 90,000 square feet of retail space, one large mixed retail space a couple of restaurants, retail pads, with the Quick Chek and Auto Zone. That application was submitted to the Planning Board there were hearings in both January and February. The Board really accommodated the schedule and heard us on an expedited basis and we appreciate that, we had no objectors that came out with respect to this project, despite a pretty significant property owners list. The Planning Board unanimously approved the project at its February 19<sup>th</sup> meeting and in fact they memorialized the resolution of approval two nights ago.

The reason we are here before you is to discuss a request that was made for a soil movement permit. That would allow a certain amount of grading some walls, storm water management improvements in the like. I am made aware of the fact that some concerns or some reservations have been expressed at the Township Committee level, at a prior meeting, the reason we are seeking this and one of the aspects of this project that was discussed at the board is when this project is going to be built how it was going to be phased, our client is certainly anxious to go with it, the Planning Board was anxious to see a project if it was going to proceed that it would proceed quickly, expeditiously and it wouldn't turn into, I don't want it to make a reference to any other projects in town, but perhaps some of the other projects that have been stalled. We spent a significant amount of time coming up with a phasing schedule and showing how all the different aspect of this project would come together, from the road improvements, the connection to the county garage property, the fact that we are installing an additional traffic signal at the developer's cost, as well as some of the challenges to the site being a brown field site. There are still caps that are subject to the jurisdiction of both the DEP and the US Environmental Protection Agency. We have an ASRP that has to work hand and hand with it, and it's really critical because we do signed firmed leases for the majority of the building area within the development and our clients continue to market and speak with other tenants for the balance of the site, but they really do need to get going, so that we can keep with the time frames that we presented to the Planning Board, and candidly that we can get this project going and it may seem

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what's the delay in a month or two in the overall scheme of things when you lose that time in the front end particularly when you are coming into the building season it can really create significant delays on the back end and the deliverables in for two potential tenants. That particularly comes into play as we hit the next nobody wants to think about next winter, but it's going to be here before we know it and that's the reason why we are here before you, we are ready to go, we have tenants and we are ready to finally see the development of this site which really has been vacant for about 20 years, since Berlex vacated the site. What we did do was that we submitted a letter to the Township Committee dated March 3<sup>rd</sup>, our engineers Bohman Consulting and what we suggested to elevate or just a belt and suspenders hopefully to address any concerns that the Township may have was the entry of a Developer's Agreement that would among other things provide for a restoration bond, to assure that this site does not turn into an eye sore thing, stop and then that's it. It would be subject to Morris County Soil Conservation District approval, we would engage a licensed site remediation professional an LSRP handling, we had an LSRP for years, they would oversee any work that was done within the cap areas and so forth, and then just generally any other measures that the Township thinks are reasonable. I believe, I know Mr. Maceira is not here, I know Mr. Leo is but our professionals have spoken with Mr. Maceira, I think he is comfortable with the approach and thinks it's appropriate but that's why we are before you this evening.

Mayor: We both the Deputy Mayor and myself obviously sat on the hearing for this case before the Planning Board, and you pretty much identified most of the concerns that the Planning Board had at the time and you addressed them. It is clear to us that this project in going forward 78,000 square feet plus or minus of this project must be completed before any other additional construction on the pads would take place and that's pretty much agreed upon during the course of that hearing. Additionally, on this particular site, we understood, you confirmed that you are holding leases already from two major tenants that may be coming in.

Mr. Wyciskala: Three

Mayor: All the better ~ given that the Township has also gone over, was very concerned with the histrionics on the project itself. I know the difficulty that land owners have gone through over time, these are difficult times, economic times to market properties and get major tenants to get onboard so to some degree I applaud you for the names and brands that you do have. I guess your request of us at this time is to give serious consideration to letting you move forward and advance to the developer's agreement on the soil removal and that's where you are. Director of Planning do you have any comments on this?

Mr. Ferramosca: No, the Developer has worked closely with the Planning Board, this will be a premier retail center when it is built, it's obviously a major improvement to what we have on that corner now. There is significant clean ups addressing the intersection which is a failed intersection on Ridgedale and Hanover is a significant improvement for the community. I think architecturally the developer will work very

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closely with Planner's recommendations to make this something that Hanover will be proud of in terms of the way it will look and I think it will be a good addition. I understand the need that they are proposing and I think the Committee needs to deliberate on it, and advise the request.

Mr. Coppola: Where is the traffic light going?

Mr. Wyciskala: We have two aspects that are part of the County Road Project, we are actually modifying the signal timing and making some modification at the existing traffic signal at the corner of Ridgedale and Hanover but the other aspect of it Mr. Coppola that the county garage property is directly adjacent to it, what is going to happen is the at the County's existing curb cut that goes onto Hanover Avenue is going to be eliminated it will be curbed and the Morris County is going to have their access through our property, so if you are looking at the property it's going to be the westerly most driveway that goes into the retail center that will be signalized and it will be county cross access easements with the county so that will be one of the access points into the center and it will be really the county's primary access to get back to their salt dome and so forth.

Mr. Coppola: That traffic area is kind of busy right now, what about Highview Avenue? Any consideration about that? Residents have a hard time now.

Mr. Ferramosca: That's a very good question; but during Planning Board testimony we did get involved in terms of traffic flow; the County has also looked at it and for Highview residents it will actually be an improvement, because there will be a break now, Hanover Avenue is very difficult to deal with it today, this way there will be a break for them, it will help the residents.

Mr. Wyciskala: It's going to be a significant increase we will be eliminating levels of service up at that intersection actually in the full build out conditioning; candidly the improvements are probably more than would be necessary just for the development of the corner but that's just what happens and it's really a benefit to the community.

Mr. Ferramosca: I make a motion for the approval of this request because this is basically a result of what the Planning Board is requesting this developer to do this developer is changing it's whole plan to support what the Planning Board wants to make sure that this gets developed to what we saw. That's what we want to happen, we don't want this to site in the stage of 5 – 8 years so this is going to facilitate it by allowing getting a jump start on the building season.

I make a motion to approve the request.

Mayor: Does anyone have any issues with the motion if not ~

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Mr. Brueno: Just in terms of where we are at in the approval process; so they are requesting this grading, it sounds like it's been approved by the Planning Board why aren't we just going ahead with construction?

Mayor: They have to wait, they got their resolution approved Tuesday night, they have to go to the Developer's Agreement and then get it reviewed and voted on before the Mayor can sign it, which then would allow them to start the process and that process, that Administrative process can be at least 30-45 days.

Mr. Coppola: We have done this before.

Mr. Ferramosca: Yes, we have done this before.

Mr. Brueno: So you are looking to speed up the process by about a month.

Mr. Semrau: Just for the record, the past practice in the Township is when a similar situation is presented itself there has been a number of occasions where the Township Committee has gone ahead so long as Engineering satisfied, and we do almost what we call "limited site work agreement," so we are protected. So that for example, if the developer started this grading and then there was a delay or stoppage we would have the right and collateral to go in and make sure everything is put back, but on the other hand we are there to almost facilitate the fact that there is this approval and if they are ready to proceed it would be limited but we have done this I would say about a half dozen times over the last two years, when everything is in order with an agreement approved by Mr. Giorgio and Mr. Maceira in Engineering I've looked at it; when everything is in order including the appropriate protections to the Community and the Governing Body and I think that is the case now at this point in time too.

Motion to approve the Grading Permit with a Limited Site Improvement Agreement made by Member Ferramosca and seconded by Mayor Francioli and unanimously passed.

Mr. Wyciskala: Thank you very much I really appreciate it.

Mr. Gallagher: I just want to say I appreciate all the work that everybody put into this; Mayor and Deputy Mayor have been updating us throughout this whole process and I'm glad we are going to start making some improvements over there.

Mayor: We would like to see some things happening over there guys!

Mr. Wyciskala: Us too!!

Motion to close made by Member Brueno and seconded by Member Ferramosca and unanimously passed.

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**OTHER BUSINESS**

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Mr. Gallagher: We completed our 8 weeks at Mennen Arena and in 8 weeks we had 930 Hanover Township kids at Mennen Arena. We are having an encore tomorrow night at Mennen and once again Sharon's Studio of Dance and Music will be providing the intermission entertainment and we are shooting for 200 tomorrow so we are thinking we are probably having 1130 if we get our 2:00. It goes to 10:00.

Friday May 13, 2016 it's going to be our annual 3<sup>rd</sup> annual volleyball family picnic at Whippany Park High School, this event got so big we officially changed the title to represent the size and scope. We are now calling this Hanover Township the Big Night Out. So far the people participating are the Hanover Township Police Department, the Cedar Knolls & Whippany Fire Department, Morris County Sheriff's Department. What we are doing with the Sheriff's Department is as of now, there are going to be bringing down the SWAT team to do a demo for our kids, they are going to bring down their bomb squad and K9 and also Sharon's Studio of Dance and Music, American Martial Arts, the Knights of Columbus, the Rotary, Shmead's Music, Cheer Pride, A Party Pleasing Rentals and the newest one to come into our group is Legacy Gym it's on Horsehill Road and they have ninja programs for our little kids to help them get active a little more agile sweat a little bit and hopefully go home and go right to bed after an event like this!

Last thing about the Substance Awareness Council, Tuesday April 12<sup>th</sup> in lieu of our regular scheduled meeting we are going to have a public assembly and it's going to be hosted by Hanover Township PD with the Morris County Sheriff's Department and the purpose is to educate us on the Substance Awareness Council a little more on the drugs and alcohol that is out there and currently being used and by who. Also we are inviting our sports board, coaches, PTA's because that will also help us with our adult education community outreach and sharing this information, because it is clear to us more and more now that everything that our children are learning is not coming home to the kitchen table and us parents really don't have a good grip on what is going on out there. We think this can form a better front line against drugs and alcohol and the dangers of them.

Last thing I would like to say is that many of us, we went and watched Mr. Wasko become our new Superintendent K-8. Mr. Wasko has been with us for 14 years, I was on the Board of Ed and worked with him for 5. I know he is a great guy, he is great choice he is solid, he knows the district and just to end it on a funny note ~ my daughter said "Oh no, Mr. Wasko going to be the Superintendent" I said "why is that an issue?" She said "he is very serious, he is everywhere all the time, he's in everybody's business and he even watches us get on and off the buses." I said "for a parent, it doesn't get any better than that!" Congratulation to Mr. Wasko and I think it's going to be a great addition to our Hanover Township family.

Mayor: Congratulations Mike, all of us on the Governing Body wish you all the very best as you go forward in the coming years.

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Mr. Ferramosca: Tonight we approved the \$26.4 million dollar budget of which a significant portion or nearly \$2 million dollars is going to roads. This Township Committee is very serious about roads, infrastructure improvements. The Engineering Department has a new theme this year, last year they were working on 8 roads, this year they are working on what they call the "Sweet 16" they are taking on a total of 16 roads in 2016. It will be very aggressive, some of the larger roads that will be done will be Ridgedale Avenue, Troy Road, Grand Avenue, Washington Avenue, Kearney, Summit Avenue; some major roads will be tackled this year and you will be seeing road construction signs going on probably mid-April. We are going to get a jump on the roads and tackle 16.

Green Team is going through preparation of their taxes, come April 15<sup>th</sup> you have to have your taxes filed, if you have a lot of old confidential paper that you probably want to do away with and in a confidential manner, please plan on April 30<sup>th</sup> at Employment Horizons on Ridgedale Avenue, so please take advantage of it.

Mayor: Dave Leo if we can examine the cross cuts on Malapardis Road that were done

Dave Leo: A new house went up on Malapardis, gas line etc.

Mayor: Can you have someone take a look at it; it might have to be refilled.

Mr. Coppola: Veteran's Alliance for Memorial Day we have breakfast at the Community Center from 7-8:15. 8:30 Ceremony outside and 9:30 the parade begins and the buses will be shuttling people back and forth.

I have been getting asked about the transitions in our Police Department, we are quite involved in the process for the new Chief, we have three applicants, two Lieutenants and a Captain. We have 14 patrolmen who are taking the test for Seargent and we are currently in the process of seeking two patrolmen filling the slots that are open. It's going to be a transitional year. There could be more changes while these promotions are being made.

Mr. Brueno: We had a great event on Saturday "Hoping down the Bunny Trail," over 120 kids came out to see the Easter Bunny! Sunday we had our wrap up pizza party for the recreation basketball, but I want to thank Diane Jones who ran the recreation basketball program for many years over 10 years I believe, she is now retired, so if anyone is interested in running recreation basketball we are certainly would love to hear from you at the Recreation Department.

April 23<sup>rd</sup> Baseball Opening Day, it's only 5 short weeks away, so hopefully we will have great weather, maybe even better than what we are having now!

Mayor: It comes as no secret to most of our community right now that we have met with our United States Postal Service Directors this week. The meeting we had on

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Tuesday that was orchestrated by Congressman Rodney Frelinghuysen and his staff and by the way we thank the Congressman both myself and members of our Administrative Staff met with three Regional Directors from the Post Office, we have gone over all of the ills that Hanover has been tolerating since Super Storm Sandy, which included the closing of the Whippany Postal Facility, which was left in terrible disarray. We had the flag removed the colors were tethered and we had them removed and they will be retired properly, George. They are still working on the landscape and the signage of the building has been removed and the building effectively as a post office has been decommissioned as we known it to be but believe it or not there was still a great amount of people that arrived there thinking that it was an active post office so it's good that it's made plan and clear that the signage has been removed.

Postal service was a major concern, not only the reliability of the postal service, but lost mail, lost packages, tardy deliveries and in some cases these late deliveries posted great issues to us because tardy deliveries where notifications for hearing and so forth where concerned gave us a concern. Some of these meeting notices got to people after the meeting date. No different than this past election this year, the Post Office actually delivered sample ballots after the Election Day; I think that was intolerable. The manner in which our public has been treated by the postal service workers intolerable! They were chastised and told that something has to be done about this. We got assurances from the Director on many of these issues. Number one they are hiring additional mail carriers for the area; and in particular the Whippany Postal Districts and Cedar Knolls Districts but they are also coordinating with the Morris Plains Districts which is all the ones we are concerned with. I checked with some of my fellow Committeemen and I can tell you that of this date, they seem to be holding to their words, my mail shockingly came to my home at 2:00 pm the past several days, I've generally been getting it at 6:30 pm and later and most in Whippany have been getting it later than that. That's a step in the right direction; regarding Postal employees we will leave it to the Director to do his attitude adjustments in that area, but one thing I do know is that the Administrator shortly has been assured that he will get an email address for USP.org that address will give our residents an opportunity to log on and make their issues, complaints, or queries right through that site. They will be issued a case number, you will be assigned a postal individual who will follow through with them and hopefully that will give us some satisfaction other than having phones slammed in our ear and curt responses to our questions when we try to reach the post office. So we are hoping that moves in the right direction. I will be monitoring it as well as my colleagues will be monitoring it and we hope to get a lot of this resolved along the way.

Lastly, many of you have joined me this past week on the Mayor's Wellness Program, this is a program that sponsored is by our Health Insurance Company. It's an incentive to our employees as well, these are a series of walks, some of them are very beautiful walks, this most recent one was just from our town hall to where our Community Farm is going to be, but you know what it gives us the opportunity to get together with our neighbors in the walk and not only enjoy being out not only getting the exercise but they get the attention and the ear of an elected official as well and I think that is a good thing. There will be other walks planned some of them along the new

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connectivity trail that we can move upon, and if you would like to learn more about this, contact our Recreation Department, Denise Brennan I think is managing most of these tours along the way, Denise just keep it under a mile thank you ~ I think these will be fine.

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**ADJOURNMENT**

Motion to adjourn made by Member Ferramosca and seconded by Member Brueno and unanimously passed.

TOWNSHIP COMMITTEE  
TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY

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Joseph A. Giorgio, Township Clerk

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