

**Minutes of the Planning Board of the  
Township Of Hanover  
APRIL 19, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:01PM in Conference Room "A" and The Open Public Meetings Act Statement was read into the record.

The Township Engineer, Gerardo Maceira took the Roll Call.

In attendance were Members: Byrne, Deehan, De Nigris, Dobson (7:05pm), Ferramosca, Mayor Francioli (7:05pm), Nardone, Mihalko, and Pinadella.

Absent was Member: Critchley

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

*No Recording for this part of the meeting – secretary was absent and no notes were available.*

Chairman Pinadella called the Public Meeting to order at 7:40 PM and read the Open Public Meetings Act into the record.

The Township Engineer, Gerardo Maceira called the roll.

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

Absent was Member: Critchley

**PUBLIC BUSINESS**

**I. PUBLIC HEARINGS**

- |           |                              |                                |
|-----------|------------------------------|--------------------------------|
| <b>1)</b> | <b>CASE NO.</b>              | 15-10-15                       |
|           | <b>APPLICANT</b>             | NOVARTIS PHARMACEUTICALS CORP. |
|           | <b>OWNER</b>                 | DCT HANOVER LLC                |
|           | <b>LOCATION:</b>             | 220 HANOVER AVE.<br>WHIPPANY   |
|           | <b>BLOCK: 601 LOTS: 1.01</b> | <b>ZONE: IB-3</b>              |

Applicant is seeking Preliminary and Final Site Plan and variance approval to allow for the installation of two new freestanding monument signs. Applicant is seeking relief from section 166-147.

***Board Action Date – June 3, 2016***

Mr. Weber

- There will be several Exhibits on display tonight.
- One will be a site plan with a rendering of Hanover Ave. and the main structure, Novartis.
- Applicant is proposing a sign that is the same as the one in East Hanover.
- There will be one northbound and one southbound sign.
- We want the public to have adequate time to see our sign and get into the correct lane.
- On the southbound side the public can see the sign to turn into Novartis.

Mr. Hotra, traffic engineer, was sworn in.

- Mr. Hotra is the Senior Project Manager
- We are proposing to install 2 monument signs.
- At this site, Novartis is embarking on a new cancer research.
- The technology is amazing and is blood related.
- Identification of this site needs to be easy to motorists.
- Mr. Hotra did review the Township Engineers review.
- We are proposing a glass led sign which will be backlit and supported with concrete columns underneath the sign.

Exhibit A 1 The Novartis sign is a typical nighttime sign.

Exhibit A 2 Visual proposed sign from a northbound view.

Exhibit A 3 Southbound view 200ft from the turn.

Exhibit A 4 Novartis sign in daytime.

- There is 80 feet between the 2 signs.

Exhibit A 5 – Rendered Site.

Exhibit A 6 300 ft. from site.

Exhibit A 7 600ft. from site.

- There are approximately 20-50 visitors a day at this location.
- There are maybe 5 trucks per day visiting this location.
- We will be removing the existing sign.
- The Township Planner's review states to remove existing sign and 2 trees.
- We will install 2 new trees somewhere on the site.
- Novartis colors are Orange, yellow, and blue.
- The signs will be on from dusk to dawn.
- Employees work around the clock at this location, due to expiration of blood samples.

The Board would like the lights turned off at 11:00pm.

Opened to the public for questions.

Seeing none and hearing none.

Closed to the public for questions.

Member Ferramosca

- The side of the sign which does not have logo on it, does it face the public?

Mr. Hotra

- The side of the sign which does not have a logo on it will be blank white and will back up to the woods.

Gerry Maceira, Township Engineer was sworn in.

- There should be a plan amendment.

Member Byrne

- Does not have a problem with leaving the lights on all night.

Member Ferramosca

- Just to confirm you are proposing 2 signs, and removing the existing sign.
- Will the new sign be 1 sided or 2 sided?

Mr. Hotra

- The proposed signs will be 2 sided.
- If the blank side of the sign at some point is exposed to the public, we would be willing to come back to the Board and provide a landscape buffer.

Motion to approve this application with conditions.

Moved by Member De Nigris.

Seconded By Member Mayor Francioli.

Members Nardone, Deehan, Dobson, Mihalko, Byrne, De Nigris, Ferramosca, Mayor Francioli and Pinadella all voted in favor of the application with conditions and no members voted against.

5 Minute Break

2)	<b>CASE NO.</b>	15-4-5
	<b>APPLICANT/OWNER</b>	RIVER PARK BUSINESS CENTER, LLC c/o AMY NEU
	<b>LOCATION:</b>	47 PARSIPPANY ROAD WHIPPANY
	<b>BLOCK:</b> 3801	<b>LOTS:</b> 2 <b>ZONE:</b> TC
	4101	1

Applicant is seeking Preliminary and Final Site Plan approval for the development and operation of approximately 364,544 sq. ft. of flex/warehouse space, consisting of five (5) buildings, with associated parking, utilities, detention basins, loading areas, lighting, landscaping and other site improvements. The applicant is also seeking variance relief

from sections 166-207.3 and 166-155 as well as any and all other variances that may be required. Case partially heard and carried from March 22, 2016

***Board Action Date – April 19, 2016***

Mr. Inglesino, attorney for applicant.

Mr. Keller, Civil Engineer.

- Exhibit A-3 Section plan of River Park view 4/19/16.
- Exhibit A-4 Section AA Top section at the Eden Lane building.
- Exhibit A-5 Section BB 680 ft. between buildings.
- Exhibit A-6 section CC Building 1 and Oakridge Development.
- These are the additional exhibits we would like to show.
- The trees in this section are very dense. Even though the trees are not in full bloom, you cannot see through the trees.

Member Ferramosca

- Thank you for the new exhibits.
- What type of trees do we have in this area?

Mr. Keller

- There are a mix of trees and natural plantings along the Whippany River.

Gerry Maceira, Township Engineer was sworn in.

Member Ferramosca

- Would like the arborist to go to the site to inspect the trees for pests.

Mr. Maceira

- Will have the arborist prepare a report and ready to present the report at the next meeting.

Member Ferramosca

- Some trees on this site might be endangered by insects, like other trees in New Jersey.

Member De Nigris

- Have any efforts been made to access this site from Apollo Drive?

Mr. Keller

- The Traffic Engineer will include access from Apollo Drive.

Mayor Francioli

- Will you be removing any vegetation?

Mr. Keller

- If any trees have died, they will be replaced.
- They will not be replaced with Ash or Elm trees, just Maples.
- Any diseased trees will be replaced.

Member Ferramosca

- Are the photos taken from ground?

Mr. Keller

- Rooftop equipment would be shielded?
- The Ordinance was talked about.

Member Milhako

- North side view, is it closer?
- The JCC is back there.
- My concern is the noise.

Mr. Keller

- There will not be 24/7 operations on this site.
- It is not a warehouse operation site.

Member Ferramosca

- Would like testimony on the site line from residential property owners on Legion.
- Please provide more illustrations.

Open to the public for questions.

Jim Neidhardt - 3414 Appleton Way

- Concerned about elevation from top of proposed building and upper most portion of Eden Lane basically, top to top.

Mr. Keller

- It is graphically shown on exhibits; the elevation is unknown at this time.
- Will present an exhibit to show more elevations around the pool/recreation area.

Anthony Sellitto - 4000 Boxwood Court

- Do you think a commercial company will come into this area?
- Will hazardous material be used on this site?

Mr. Inglesino

- All new applicants will be required to follow town ordinances.

Julian Crawford - 304 Appleton Way.

- How many feet is the entrance from Boxwood Court and Eden Lane to Building 3?

Mr. Inglesino

- 543 Feet.

Mr. Byrne wants to stick to the testimony.

Roger Graham - Fox Chase Lane.

- From the site map, is the storm water management an issue?

Mr. Inglesino

- Referring to Exhibit A2. There is a surface basin near building 1.
- Storm water management is always addressed.
- It is a dry basin.

Mr. Tromonda - 2005 Appleton Lane

Is there a sound study?

Mr. Inglesino

- We do not anticipate a sound expert. All applicants will need to comply with the noise laws. At this point we will not request a sound expert.

John Kovaian 2604 Courtland Lane

- Would a site plan be provided of the new homes?

Chairman

- No plan as of yet.

Mr. Keller

- A new application for homes would have to be presented to the board. Any new plans, would come back and the board would make their decisions at that time.
- Any trees cut down would have to be replaced.

5 Minute Break

Back on record.

Fred - 805 Dellwood Lane.

- Are there any photos from Oakridge down to the property?

Mr. Keller

- No.

Fred

- What impact will this project have on the Whippany River?

Mr. Keller

- There will be no testimony from the EAP.

The Board had an open discussion about the removal of the dam and erosion of the Whippany River.

Grant Bibighaus - 402 Appleton Way .

- Is the access road going to be used by these other properties when they are developed?

Mr. Keller

- This question cannot be answered at this time.
- Will discuss traffic patterns.
- Exhibit 7A - Wetlands

Chairman

- I think we need to discuss between ourselves how to put together action to bring home owners together to discuss this application and find out if we can get access to these roads.
- Legal counsel should then be advised on how to get access to these roads.

Mr. Keller

- Distributed Exhibit A7 & A8.
- Rosin Road is privately owned.
- Lot 8& 9 are very shallow.
- Exhibit A-11 – Series of 8 photographs taken by Mr. Keller.
- Mr. Keller explained each photo's location and where he was standing when he took the photos.

**This case was partially heard and carried to May 24th, 2016.**

## II. ADJOURNMENT

Meeting Adjourned at 10:30P.M.

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