

**Minutes of the Planning Board of the
Township Of Hanover
APRIL 26, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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, Nardone, Mihalko, and Chairman Pinadella.

Absent was Member: Critchley

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

7:10PM - Mayor Francioli asked for a closed session specifically to discuss the River Park Litigation.

7:25PM –Back in open session.

Discussed Rosin Road and Apollo Drive.

John Ferramosca

- Apollo Drive is 50-60 feet wide.
- Eden Lane is approximately 35 feet wide.

The JCC would like an alternate route to their site by Apollo.

Rosin Rd. would be a total reconstruction, Apollo would not.

Chairman Pinadella called the Public Meeting to order at 7:37PM 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, Nardone, Mihalko, and Pinadella.

Absent was Member: Critchley

PUBLIC BUSINESS

I. RESOLUTIONS TO BE MEMORIALIZED

Grayson Murray is a professional engineer with Bohler Engineering. He was sworn in by the Chairman. He explained his professional background and was accepted by the Board.

Exhibit A-1 – Aerial map of the site showing current conditions.

Exhibit A-2 – Site and landscaping rendering.

Mr. Murray

- The overview of the new proposal was reviewed.
- The building is 440 ft. from South Jefferson Rd., 720 ft. from any residential properties, and 480 ft. from Cedar Knolls Rd.
- Will be providing lighted bollards.
- There will be 87 new plantings.
- There will be an outdoor seating area.
- There will be tresils to cover some of the outdoor seating.
- New stripping will bring parking up to 88 spaces.

7:48PM

Opened to the Public for questions and concerns.

Seeing none and hearing none.

Closed to the Public.

George Scott Monroe, Architect, was sworn in by the Board Attorney, and was accepted by the Board.

Exhibit A-3 – Artist rendering of interior.

Exhibit A-4 – Architectural drawing. (A-1 shows more of a detailed layout)

Exhibit A-5 – All 4 elevations of the building.

Mr. Monroe

- All materials of the building will be consistent.
- No exterior signage is being proposed.
- A sign will be installed inside, behind the glass, that can be seen from the outside.

Mr. Murray

- The walkway will be illuminated with lighted bollards.

Mr. Monroe

- Hours of operations will be similar to office hours.

7:56PM

Opened to the Public for questions and concerns.

Seeing none and hearing none.

Closed to the Public.

Motion to approve the above application with conditions.

Moved by Member De Nigris.

- Exhibit A-10 – Is a signed agreement with the Church of Notre Dame allowing 65 parking spaces to be used for employee parking only. There is a sketch on the back showing specific parking spots. The letter is dated 4/22/16.
- Exhibit A-11 – Is a letter from the Hanover Township Board of Recreation Commissions allowing for the temporary use of the parking lot at Central Park as a staging area.
- The Fire and Police Depts. do not want buses staged in front of the school for safety reasons.

8:14PM Opened to the Public for questions and concerns.

Justin Avanzato, 20 Orchard Place. (Will hold comments until the end).

Mark Demietro, 17 Elm Place.

- Confirming buses are no longer allowed to park on Elm Place.

Betsy, 3 Samuel Court.

- Since the buses are no long allowed to park on Elm, they are parking on Samuel, which is a cul-de-sac.

Ms. Seamans

- There are now 49 buses with a potential of 9 – 10 more buses.

Frank Andalino, 11 Orchard Place.

- The buses are parking in the office building on Ridgedale Ave. and on Samuel. Are you aware that this is happening?

Ms. Seamans

- We are not aware that buses are parking at the office building on Ridgedale Ave. or on Samuel.

Stephen Allutto, Architect for the applicant, was sworn in by the Board Attorney. He gave a background of his education. He was accepted by the Board.

Mr. Allutto

- Referred to the Exhibit A-2 – Existing and proposed floor plan.
- He addressed the canopy of Elm which provides protection from the elements for the students as they get on and off the buses.
- This canopy will be replicated on the new addition.
- 2 mechanical units will be on the roof of the new addition but they will be screened.
- The building will have a sprinkler system.
- He gave a description of the construction of the building.
- The new building will consist of 5 classrooms, a technology room, an open common area for collaboration, a staff lounge, and ample storage.
- We looked at several different design options but none were feasible.
- The westerly driveway is 24 ft.

- The proposed addition is a single story structure.

8:30PM Opened to the Public for questions and concerns.

Karen Demietro, 17 Elm Place.

- There is a lot of room in the back of the school, why is the addition not proposed in the back?

Mr. Allutto

- Gave his reasoning as to why he feels that the new addition could not be added to the rear of the building.
- There are 3 play areas, one in the back and 2 in the center.

Mark DeMietro, 17 Elm Place.

- Questioned notice.

Mr. Sullivan

- The notice seems appropriate and confirmed Mrs. DeMietro signed for the notice

Mr. Allutto

- The elevations of the new addition were discussed with Mr. DeMietro and how far the building is from his property.

Justin Avanzato, 20 Orchard.

- Would like to know if the Board would look into doing the addition in the back of the building.

Karen DiMietro, 17 Elm Place.

- Would like to be presented with evidence as to why the addition could not be built in the back of the school.

Mr. Allutto

- Explained why the addition would not be functional in the back.

8:47PM Closed to the Public for questions and concerns.

8:49PM Break

8:56PM Back on record.

Mr. Allutto

- To be within the setback you would have to be at 65 feet, the proposed addition is 67 feet.
- The difficulties with adding onto the rear of the building were discussed.

Mr. Nardone

- Is the site maxed out for a physical expansion?

Mr. Aluto

- We are not proposing that physical expansion is impossible. It just depends on what the nature of what is being added.
- If it was required they could add to the east end of the building.
- The west end proposal is 7 spaces and 5 being classrooms.

Mr. Ferramosca

- Two classrooms could be added to the east side. Theoretically, there is no more room for expansion on the site.

Mr. Allutto

- Correct.

Susan Seamans

- The current number of staff is 175.
- The current number of students is 155.
- The proposed staff is 147 – 152 onsite and 144 students.

9:12PM

Opened to the Public for questions and concerns.

Mark DeMietro

- If the addition goes through, you will only be gaining 6 spots and you already have a parking problem.

Susan Seamans

- There are 147 existing parking spaces and the proposed spaces are 161 – 162.
- There are plans to make an art room or gym classrooms.

Justin Avanzato, 20 Orchard Place.

- If this is denied by the Board, they do have other options for the students.

9:16PM

Closed to the Public for questions and concerns.

Joseph Steiger, Traffic Engineer, was sworn in by the Board Attorney. He gave an overview of his educational and professional background. He was accepted by the Board.

- Mr. Steiger had looked at 3 aspects. They are traffic, noise, and air quality.
- I have visited the site on April 1st and April 7th. I watched and counted drop-off and pick-ups.
- He describes what happens at the site.
- The first vehicle arrived at 8:15AM and staged in the far lot.
- Approximately 8:30AM the monitor starts to let the vehicle exit the far lot and go onto the site.
- The morning drop off circulation was described.

- There were a total of 7 vehicles staged in the far lot at 8:30AM. They start to sit along the front of the building. This all occurs between 8:30AM – 8:45AM.
- At 8:45AM students start to disembark the buses.
- In the afternoon the same process happens, but it is a more intensified.
- At Halko the buses arrange in a counter clockwise direction. They are coming from the west. The maximum stacking in the AM in the Halko Lot was 6.
- The vehicles start to arrive at 2:15PM and stack in the far lot. At 2:30 the buses start to stack in the front lot and at 2:50PM the students start to board the buses.
- There was a maximum of 11 buses in the far lot.
- At 2:50PM there were 7 buses in the near lot and 8 buses in the far lot.
- The maximum amount of buses stacked lasted less than 15 minutes.
- The level of service was described.
- The proposed and projected additional stacking was discussed.
- There will be a 16% increase in students.
- There will be an increase of 10 additional buses.
- There will be 3 stacking locations. On Elm the near and far lot and the Halko lot.
- Between the main staging area there will be a split of 8-10 buses.
- Approximately half the vehicles are buses; the others are minivans or cars.
- These buses are the mini buses, not the large school buses.
- Exhibit A-12 Exiting bus staging.
- Bus drivers are instructed on how to stack and access the site. This is all overseen by a monitor.

Mr. De Nigris

- Asked how can the buses be monitored on the outer streets if they are where they should not be?

Mr. Henshaw

- We will have to follow up with the bus companies to instruct their drivers that this is not allowed.
- Exhibit A-13 – The proposed bus staging plan 2:45PM – 2:50PM.
- There will be an increase from 18 to 21 buses.

Mr. Ferramosca

- Questioned the fact to have buses stagger their time of arrival, so there would be no stacking in the new lot.

Mr. Henshaw

- It is possible that this may not be possible.

Mr. De Nigris

- What are the school hours?

Ms. Seamans

- 9:00AM – 3:00PM.

- These drivers are not the employees of PG Chambers. We cannot responsibly manage how they travel to PG Chambers School.
- Exhibit A -14 List of transportation vehicles, where they come from, and number of students they carry.

Mr. Ferramosca

- The safety of the children is paramount.

Mr. Steiger

- A total of 31 vehicles can be stacked on the Elm St. site.
- There is an even number of buses on Halko and Elm.
- The issue here may be with the way the bus drivers are acting and not the design of the site plan.
- The noise levels were addressed.
- The ambient noise levels were described. This information was gathered during arrival and departure times.
- The decibel levels were described.
- Every doubling of distance away the decibels dropped by 6.
- The noise control act during the day from 7:00AM – 10:00PM is 65 decibels. This is the max that can be generated onto neighbor's property.
- These noise levels will not have a negative effect on neighboring properties.

10:11PM Opened to the Public for questions or concerns.

Justin Avanzato, 21 Orchard Place.

- Questioned if they looked into the impact of stacking of school vehicles on Halko to the residents trying to access their driveways.

Gerardo Maceira, Township Engineer, was sworn in by the Board Attorney.

Karen DeMietro, 17 Elm Place.

- Questioned why the counts were taken during spring break. Of course the counts would be lower due to schools being closed.

Frank Andalino, 11 Orchard Place.

- Questioned if the Board has gone out to see the stacking.

Mark DeMietro, 17 Elm Place

- Questioned how many times Mr. Steiger had been on site.

Unidentified Female from the public questioned if Halko Drive would be made a right hand out only.

Mr. Steiger

- It is the Township Committee who would make this determination.

Karen DeMietro, 13 Elm Place

- Questioned the noise from the rooftop units.

Mr. Steiger

- We must abide by all of the township's noise ordinances.

Betsey Lepensky, 3 Samuel Court.

- Questioned even if you stagger the buses on site, what can be done to control the buses parking on other streets in town?

10:27PM Closed to the Public for questions and concerns.

Mr. Byrne

- Is it incumbent on the applicant to control where these buses go?
- Asks that they come up with a better plan as to how they can handle the stacking and parking of the buses for the next meeting.

Motion to carry case to May 17, 2016.

Moved by Member Ferramosca.

Seconded by Member Nardone.

Voice Vote – All present in favor.

III. ADJOURNMENT

Meeting Adjourned at 10:33P.M.

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