



Applicant sought Amended Approval and “C” Variance for minor revisions to the floor plan and exterior elevations. The applicant now proposes to eliminate the “dealer prep area” and replace it with sales floor area. In addition, the applicant proposes revisions to the façade treatment and building sign location. **Application approved with conditions February 15, 2022**

There were no questions, comments or corrections offered by Board Members.

A motion to approve the resolution as written was moved by Member Monzo and seconded by Member Byrne.

Members Deehan, Monzo, Glawe, Byrne, Mayor Ferramosca and Chairman De Nigris voted in favor of approving the resolution as written.

- |    |                        |                                   |
|----|------------------------|-----------------------------------|
| 2) | <b>CASE NO.</b>        | 21-8-8                            |
|    | <b>APPLICANT/OWNER</b> | EXETER 55 SOUTH JEFFERSON, LLC    |
|    | <b>LOCATION:</b>       | 55 SOUTH JEFFERSON ROAD, WHIPPANY |
|    | <b>BLOCK:</b> 3901     | <b>LOT(S):</b> 3 <b>ZONE:</b> I   |

Applicant sought Preliminary and Final Site Plan and “C” Variance relief in order to install a fence around the outdoor storage area, construction of a new handicap accessible ramp and building entrance in connection with the existing building. Applicant also requested a design waiver to continue to allow the use of the existing 18 parking spaces instead of the 55 parking spaces that are required by ordinance. **Application approved with conditions February 22, 2022**

There were no questions, comments or corrections offered by Board Members.

A motion to approve the resolution as written was moved by Member Deehan and seconded by Member Monzo.

Members Deehan, Monzo, Glawe, Neidhardt, Thomas, Mayor Ferramosca and Chairman De Nigris voted in favor of approving the resolution as written.

## V. DISCUSSION ITEMS

- 1) COMPARISON OF CONTINUING CARE UNITS VERSUS APARTMENTS – BLAIS BRANCHEAU

### Township Planner, Blais Brancheau

- Gave an update on the Monarch housing application for rezoning, the use has been changed and or clarified, the age restricted housing component is now identified as congregate appartements and further explained the difference between the two.
- What comes with going from independent living to congregate apartments is a reduction in parking.
- Addressed Chairman De Nigris’s question regarding the parking.

- Addressed Member Glawe's comment pertaining to the number of parking spaces.

### **Member Neidhardt**

- Agreed with Member Glawe's comment and stated having some extra parking makes sense.

### **Township Planner, Blais Brancheau**

- Addressed member Monzo's question regarding the number of proposed parking spaces being produced because of going to congregate living and the number of parking spaces that the applicant is actually giving.
- Clarified the number of banked parking spaces.
- Addressed Chairman De Nigris's question regarding what the next steps are.

## **VI. OTHER BUSINESS**

### **Chairman De Nigris**

- Gave an update on the previous discussions held regarding applicants being required to include pictures in the application packets.
- What I have asked Gerry Maceira to do is to include a picture of the property in his report whenever he feels is beneficial to the Board, and we can visit a prospective site.

### **Member Monzo**

- We can visit a perspective site, but we cannot visit a perspective site in a group greater than three.

### **Board Secretary, Kimberly A. Bongiorno, LUA**

- You should not be seen together at all because perception is everything.

### **Member Monzo**

- That is really what I was trying to get out of it, to get out of the realm of a public meeting, it pushes up against a threshold of impropriety so it would be up to the member on its own to visit the site and I do that already.

### **Chairman De Nigris**

- Also, to point out that before the case comes before the board, Kim, Gerry and Blais they meet with the applicant several times, they do their due diligence before it comes to us, but we should not expect pictures from the applicant.

### **Member Monzo**

- Pete, I think that being said, I am going to remain the outspoken person on this one. Why because I have been on the board two and half years now, and our expertise seems to be making recommendations to an applicant and we choose our words very carefully when we try to suggest something to an applicant and make them cross the line and do it.
- This is just a photograph that you can make on your phone and further explained it.
- It seems like such small thing to try and suggest.

### **Chairman De Nigris**

- The Town, the board and everyone else does not demand it, not only that, but we are also getting a little bit of pressure through the “EDAC” committee to streamline the process and we do not want to make them do more work than they have to for the project to be reviewed and decided.
- As I said before, we do not want to appear to give them recommendations that the board would like to see this to the applicant to prepare and present. They are making the presentation; they have to put their best foot forward whatever that may be, and then we will decide to approve or deny.

### **Member Byrne**

- Chuck if you go out and see the site, I am missing something here so help me. What is a picture going to do if the board has already been out to visit the site, you already know what it looks like.

### **Member Monzo**

- It is not necessarily the case, that every board member is going to do that and there are some relative perspectives that may be a little fuzzy in your head and further elaborated on it.
- My personal preference is that it would be nice that applicants are thoughtful enough to provide a couple of pictures.

### **Chairman De Nigris**

- Thanks Chuck and like I said we will try and have Gerry work on it and see how that works out but again we cannot mandate it at this point.
- If anyone wants to get a packet, please let me know.

### **Board Secretary, Kimberly A. Bongiorno, LUA**

- All of our application documents as well as the Land Use Ordinance, Master Plan documents and the current zoning map are all available on the Township’s website.

### **Township Planner, Blais Brancheau**

- I think something in the middle of these two perspectives might work best and further elaborated on it.

**Board Secretary, Kimberly A. Bongiorno, LUA**

- We do make suggestions for different things; it does not always mean that the applicant or their professionals are going to listen.

**Member Neidhardt**

- I agree that we should not make it a mandatory, that just opens an assortment of problems, and you are not going to get exactly what you want any way.
- Our professionals know what we are looking for and further elaborated on it.

**Chairman De Nigris**

- So, Kim, Blase and Gerry use your best judgment and we will see how this goes.

**VII. ADJOURNMENT**

A motion to adjourn was made by Member Monzo and seconded by Member Glawe.

In voice all present voted in favor of adjourning the meeting.

Meeting Adjourned at 7:37 PM

---

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