

**Minutes of the Planning Board of the  
Township Of Hanover  
January 21, 2020**

**WORK SESSION 7:00 P.M. CONFERENCE ROOM “A”**

**REORGANIZATION MEETING 2020 at 7:30 P.M. IN THE MAIN MEETING ROOM**

**FOLLOWED BY A REGULAR PUBLIC MEETING**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:02 PM in Conference Room “A” and The Open Public Meetings Act Statement was read into the record.

Board Secretary, Kimberly A. Bongiorno, LUA took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Glawe, Monzo, Olsen, Mayor Francioli and Chairman Pinadella

Absent were Members: None

Also present were: Township Engineer Gerardo Maceira,  
Township Planner Blais Brancheau  
Attorney for the Board Michael Sullivan  
Board Secretary Kimberly A. Bongiorno, LUA

Members of the Public were: Terry Baird

**Chairman Pinadella**

- Welcomed new Member Monzo.
- Reviewed the agenda for the evening.

**Township Planner Blais Brancheau**

- “Whippany Village”, open space areas.
- Reviewed Plans submitted by “Bowman Consulting” with the Board.

**Chairman Pinadella**

- Expressed concern with the location of the Dumpsters for Starbucks and how it would impact the open space areas.

**Attorney for the Board Michael Sullivan**

- Suggested going through the “Starbuck Application” and then revisiting the “Open Space Layout”
- Suggested to possibly have “Whippany Village” come in to a work session for an explanation of the “Open Space Plan”

## **STATEMENT OF COMPLIANCE**

Chairman Pinadella called the Public Meeting to order at 7:35 PM and read the Open Public Meetings Act into the record.

## **ROLL CALL**

The Board Secretary, Kimberly A. Bongiorno, LUA called the roll.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Glawe, Monzo, Olsen and Chairman Pinadella

Absent were Members: None

Also present were: Attorney for the Board Michael Sullivan  
Board Secretary Kimberly A. Bongiorno, LUA  
Township Engineer Gerardo Maceira, P.E.  
Township Planner Blais Brancheau

## **APPOINTMENTS/REAPPOINTMENTS**

Ronald Francioli Class I Mayor One (1) Year Term Ending 12/31/20

John Ferramosca Class III Deputy Mayor & Director of Planning One (1) Year Term Ending 12/31/20

J. William Byrne Class II Member One (1) Year Term Ending 12/31/20

Eugene Pinadella Class IV Member Four (4) Year Term Ending 12/31/23  
Howard Olsen Class IV Member Four (4) Year Term Ending 12/31/23

Philip Glawe Class IV Alt. 1 Member Two (2) Year Term Ending 12/31/21

Charles Monzo Class IV Alt. 2 Member Two filling unexpired Term ending 12/31/20

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

- Read the appointments and reappointments into the record.

## **REORGANIZATION**

### 1) ELECTION OF CHAIRPERSON

#### **Attorney for the Board Michael Sullivan**

- Called for nominations for Chairman
- Member Pinadella was nominated for Chairman and elected Chairman for the year 2020.
- No other nominations for Charmian.
- After hearing none and seeing none, the nominations for Chairman were closed.

A motion was made to nominate Member Pinadella as Chairman; it was moved by Member De Nigris and seconded by Mayor Francioli.

Members Critchley, Deehan, Dobson, Olsen, Byrne, De Nigris, Ferramosca and Mayor Francioli voted in favor of nominating Member Pinadella as Chairman.

Member Pinadella abstained from the vote.

### 2) ELECTION OF VICE CHAIRPERSON

#### **Attorney for the Board Michael Sullivan**

- Called for a nomination for Vice Chairman
- Member De Nigris was nominated for Vice Chairman and elected Vice Chairman for the Year of 2020.
- No other nominations for Vice-Charmian.
- After hearing none and seeing none, the nominations for Vice-Chairman were closed.

A motion was made to nominate Member De Nigris as Chairman; it was moved by Member Deehan and seconded by Member Olsen.

Members Critchley, Deehan, Dobson, Olsen, Byrne, Ferramosca and Mayor Francioli and Chairman Pinadella voted in favor of nominating Member De Nigris as Vice Chairman.

Member De Nigris abstained from the vote.

### 3) RESOLUTIONS

- a. Designation of Official Newspaper
- b. Designation of Board Attorney
- c. Appointment of Board Secretary
- d. Adoption of Schedule of Meeting Dates for the Year 2020
- e. NJ Federation of Planning Officials Membership for the year 2020
- f. Designation of Completeness Officials

**Attorney for the Board Michael Sullivan**

- Gave an overview of the year 2020 resolutions into the record.

A motion to approve all the resolutions done by consent agenda was moved by Member Ferramosca and seconded by Member Critchley.

Members Critchley, Deehan, Dobson, Olsen, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor of approving all resolutions done by consent.

**REGULAR MEETING OF THE PLANNING BOARD CALLED TO ORDER**

**MINUTES FOR APPROVAL**

**NOVEMBER 26, 2019  
DECEMBER 10, 2019  
DECEMBER 17, 2019**

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

A motion to approve the Minutes from November 26<sup>th</sup>, December 10<sup>th</sup> and December 17<sup>th</sup> all of the year 2019 as written was moved by Mayor Francioli and seconded by Member De Nigris.

In voice all present voted in favor of approving the Minutes from November 26<sup>th</sup>, December 10<sup>th</sup> and December 17<sup>th</sup> all of the year 2019 as written.

**RESOLUTIONS:**

- |           |                        |  |
|-----------|------------------------|--|
| <b>1)</b> | <b>CASE NO.</b>        | 19-7-11  |
|           | <b>APPLICANT/OWNER</b> | JEFFERSON PLAZA VENTURE, LLC                   |
|           | <b>LOCATION:</b>       | 100 & 110 SOUTH JEFFERSON ROAD<br>CEDAR KNOLLS |
|           | <b>BLOCK:</b> 2403     | <b>LOTS:</b> 1 & 5 <b>ZONE:</b> OB-RL          |

Applicant sought preliminary and final site plan approval and “C” variance relief for one new approximately 75 square foot freestanding sign on Lot 1 and one new approximately 75 square foot freestanding sign on lot 5 for a total of two new freestanding signs on the property. Each of the proposed signs is approximately 7.5 ft. high and is setback 15 feet from the property line. Applicant also proposed to install new a new canopy a the front and side entrance of the building on lot 5 and at the front entrance of the building on lot 1 for a total of three entrance canopies along with new sidewalks, restriping, ADA ramps and other related improvements. **APPLICATION APPROVED WITH CONDITIONS DECEMBER 17, 2019**

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 Olsen.

Members Critchley, Deehan, Dobson, Olsen, De Nigris, Ferramosca, Francioli, and Chairman Pinadella voted in favor of approving the resolution as written.

- 2)     **CASE NO.**                             19-9-14  
       **APPLICANT/OWNER**           NOVARTIS PHARMACEUTICALS CORPORATION  
       **LOCATION:**                         220 EAST HANOVER AVE.  
  CEDAR KNOLLS  
**BLOCK:** 601           **LOTS:** 1.01   **ZONE:** I-B3

Applicant sought preliminary and final site plan approval and “C” variance relief in order to permit the installation of generator stacks on the roof of the existing building. These stacks are proposed as a safety measure to redirect the flow of exhaust. **APPLICATION APPROVED WITH CONDITIONS DECEMBER 17, 2019**

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

A motion to approve the resolution as written was moved by Member Critchley and seconded by Mayor Francioli.

Members Critchley, Deehan, Dobson, Olsen, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor of approving the resolution as written.

## **PUBLIC HEARINGS**

- 1)     **CASE NO.**                             17-5-6-E1  
       **APPLICANT**                       CELEBRITY ITALIANO AUTO GROUP, LLC  
       **OWNER**                             WHIPPANY-110 REALTY, LLC  
       **LOCATION:**                         110 & 130 ROUTE 10 WEST  
  WHIPPANY  
**BLOCK:** 6601           **LOTS:** 1 & 13.01   **ZONE:** IB

Applicant is seeking an extension of approvals for the preliminary and final site plan approval and variance relief in order to expand onsite parking lots and to provide for an internal interconnection between the two lots. Application was approved with amendments and conditions October 24, 2017

### **Member Critchley**

- Recused himself from hearing the case.

**Steven Schepis Attorney for the Applicant**

- Gave an overview of the case and the reasons to the request of an extension of time.

**Member Ferramosca**

- Requested the applicant to work with the Chief of Police to work the safety issues and concerns with the car carriers delivering and unloading cars on “Route 10”

**Steven Schepis Attorney for the Applicant**

- This is not Lexus but it is the other dealers; independent contractors.

**Attorney for the Board Michael Sullivan**

- Summarized conditions.

A motion to grant the One year extension of time to December 19, 2020 was moved by Member Ferramosca and seconded by Member De Nigris.

Members Deehan, Dobson, Olsen, Glawe, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor to gran the One year extension of time to December 19, 2020.

**Member Critchley**

- Returned to the Dias.

<b>2)</b>	<b>CASE NO.</b>	19-4-6	
	<b>APPLICANT</b>	ROUTE 10 WHIPPANY LLC (STARBUCKS)	
	<b>OWNER</b>	WHIPPANY FORE COMPANY, INC.	
	<b>LOCATION:</b>	434-440 ROUTE 10, WEST WHIPPANY	
	<b>BLOCK:</b> 7402	<b>LOTS:</b> 6, 7.01 & 7.02	<b>ZONE:</b> WC

Applicant is seeking preliminary and final site plan approval and “C” variance relief in order to construct an approximately 2,250 sq. ft. Starbucks with drive-thru.

***Board Action Date – FEBRUARY 20, 2020***

**John Wyciskala Attorney for the Applicant**

- Gave an overview of the application.
- The Client is the contractor.
- The Whippany Fire House is currently in the site.
- Reviewed the ownership of the lots and which ones are part of this application.

- One of the lots has the Cell Tower and its current activity.
- Gave a description of the cross access agreements.
- Described how this association will become part of the condominium association.

**Anthony Facchino Professional Engineer for the Applicant was sworn in by the Attorney for the Board Michael Sullivan.**

**Anthony Facchino Professional Engineer for the Applicant**

- All licenses are current.
- 54 Horse Hill Road, Cedar Knolls, NJ.

**The Township Engineer Gerardo Maceira. P.E.; and the Township Planner Blais Brancheau were sworn in by the Attorney for the Board Michael Sullivan.**

**Anthony Facchino Professional Engineer for the Applicant**

- Accepted by the Board.

**Exhibit A – 1**

- Existing conditions Aerial Map dated 1/21/2020.

**Exhibit A – 2**

- Site Plan rendering of the project dated 1/21/2020.

**Anthony Facchino Professional Engineer for the Applicant**

**Exhibit A – 1**

- Provided a description of the site and the surrounding lots.
- Described the access to the proposed site.
- Gave an overview of the proposed Starbucks.
- Gave the number of proposed seats.
- Discussed parking.
- No direct access from Route 10.
- The access to the site is via a two way entrance from School Street.
- There would be a one way circulation around the site to drive through.
- Angled parking spaces are proposed.
- The drive out goes in counter clock wise direction.
- Gave the number of proposed parking spaces, proposed handicapped parking spaces and their location.
- Due to being a shared commercial development shared parking will occur.
- As per the Master Deed we are allow to use 13 of the Chase parking spaces.
- The peak hours for Starbucks are from 7:30 am to 8:30 am
- Described the walkways and pedestrian access to the Starbucks site.

**John Wyciskala Attorney for the Applicant**

- Discussed the shared parking agreement as part of the condominium association.

**Township Planner Blais Brancheau**

- Discussed surplus parking if “Phase 4” is built out.
- Discussed shared parking.

**Mayor Francioli**

- Expressed his concern with Polar Expressed and the Rail Road, they have added to impact of parking in that area. The Town must investigate.
- School Street was never vacated.

**Township Planner Blais Brancheau**

- Discussed the History of the vacating of School Street.

**Mayor Francioli**

- Questioned if the vacating of School Street should become a discussion with the Township Committee.

**Township Planner Blais Brancheau**

- If school street is vacated it will become an internal driveway.

**Member Monzo**

- Questioned the designated area for employee parking.

**John Wyciskala Attorney for the Applicant**

- No designated area at this time
- Employees will be encouraged to park in the Shared parking spaces and some of the employees don't drive.

**Anthony Facchino Professional Engineer for the Applicant**

- We're proposing a walk way along Route 10 and variances required.
- Discussed loading location, the hours where deliveries will take place (one delivery per day).
- There will be a masonry dumpster in the same location; 10 ft. 18 ft. with chain link enclosure with vinyl slats.

**Chairman Pinadella**



- Would like to see the dumpster in the back by the Cell Tower.

**Anthony Facchino Professional Engineer for the Applicant**

- Agreed to consider other locations for the dumpster so that it's not in the front yard.
- Everything drains out to Route 10 and the run off will be diverted away from the building.
- The site is less than 1 acre of disturbance.
- Discussed utilities and all will be installed underground.
- Discussed landscaping and tree removal.
- Discussed the site lighting, referenced sheet 11 to 16 and sheet 7 to 16.

**Township Planner Blais Brancheau**

- Questioned the light fixtures and illumination of sidewalks.

**Township Engineer Gerardo Maceira P.E.**

- The way it's design it's appropriate.

**Mayor Francioli**

- Questioned the highway lighting.

**Township Engineer Gerardo Maceira P.E**

- Highway lighting in within the D.O.T

**Anthony Facchino Professional Engineer for the Applicant**

- Referenced sheets 12 – 16; discussed the proposed signage.
- Talked about the directional sign.
- Gave the location of the Monument sign.
- Pre Menu Board sign.
- Described the Order Station sign.
- Discussed the building mounted signs.

**Exhibit A – 3**

- It's a color rendering of the south and east elevations.

**Exhibit A – 4**

- It's a color rendering of the north and west elevations.
- Discussed the building design.
- Discussed the building materials.
- Discussed the height of the building and the variances associated.

Open to Public

**Terry Baird**

- 180 Parsippany Road, Whippany.
- Questioned the access height of the building.

**Anthony Facchino Professional Engineer for the Applicant**

- Addressed the existing and proposed elevation.
- This site does not fall in the flood Plain.

Closed to the Public

**Anthony Facchino Professional Engineer for the Applicant**

- Addressed the Township's Engineers letter dated January 17, 2020.

**Exhibit A – 5**

- It's called "Car Stacking Exhibit" dated 1/20/2020
- It shows the car stacking that we anticipate for this project.
- Compared volume of traffic that is anticipated it for this proposed Starbucks and the Parsippany Starbucks and how that affects the car stacking.
- Referred to the Township Planners review.

**Township Planner Blais Brancheau**

- Expressed his concern with School Street being a construction access for the Winfield site and how this will be addressed.
- Questioned when they will become part of the condo association.

**Anthony Facchino Professional Engineer for the Applicant**

- Continue to review the Planner's review.

**Exhibit A – 6**

- The title is "Passenger vehicle turning analysis"
- Passenger vehicle turning analysis dated it 1/21/2020.
- It shows the entrance driveway that has been widen a little bit.

**Township Engineer Gerardo Maceira P.E.**

- Suggested that a double yellow line on School Street might provide more guidance.

**Anthony Facchino Professional Engineer for the Applicant**

- Agreed with the Township Engineer's suggestion.
- Continue with the review of the Township's Planner review and recommendations.

**John Wyciskala Attorney for the Applicant**

- Addressed the outdoor dining, the times and types of usage, this will be a seasonal usage.
- The outdoor dining generally will not be used during peak hours.
- Would like to keep it the way it is.

**Member Byrne**

- Gave his concerned with moving the dumpster in the back where the residential will be looking into.

The Board took a short five minute break

The Board is back on the Record.

Open to the Public

After seeing none

After hearing none

Closed to the Public

**John Wyciskala Attorney for the Applicant**

- Discussed the dumpster issues with his client Mr. Hamilton and he will be addressing it tonight.

**William Hamilton was sworn in by the Attorney for the Board Michael Sullivan**

**William Hamilton Planner, Professional Landscaper and Architect**

- 54 Horse Hill Road, Cedar Knolls, NJ.
- All licenses are current.
- Accepted by the Board
- Addressed the location of the Dumpster and stated the proposed location is the best, gave reasons why.
- Landscaping will be provided and will work with the Township Planner.
- Addressed the variances, provided the justifications and proofs for the variances.

**Board**

- Held a discussion and deliberated about the signs.

**William Hamilton Planner, Professional Landscaper and Architect**

- Continue to review the requested sing variances.

### **Board**

- All are in agreement with the signs on the building.
- Majority are in agreement with a 4ft directional sign at the entrance.

Open to the Public for comments

### **Terry Baird**

- 180 Parsippany Road, Whippany
- Concerned with the Shared parking and the crossing to and from Chase and Starbucks, pedestrian flow.
- Stated the Polar express had an agreement to shuttle bus service this year.

### **Closed to the Public**

### **Attorney for the Board Michael Sullivan**

- Summarized the conditions.
- Discussions regarding motion were held.

A motion to approve this application with conditions was moved by Mayor Francioli and seconded by Member De Nigris.

Members Critchley, Deehan, Dobson, Olsen, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted to in favor to approving this application with conditions.

### **ADJOURNMENT**

A motion to adjourn was made by member Ferramosca and seconded by Member Dobson.

Meeting Adjourned at 10:41 PM

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KIMBERLY A. BONGIORNO, LUA.  
BOARD SECRETARY  
PLANNING BOARD  
TOWNSHIP OF HANOVER

COUNTY OF MORRIS  
STATE OF NEW JERSEY