

**Minutes of the Planning Board of the  
Township Of Hanover  
Tuesday August 25<sup>th</sup>, 2020**

THE FOLLOWING IS AN AGENDA FOR SAID MEETINGS AND FORMAL ACTION MAY OR MAY NOT BE TAKEN ON A PORTION OF THIS AGENDA. THE PUBLIC IS INVITED AND MAY ATTEND SAID MEETINGS SUBJECT TO THOSE AREAS OF CONSIDERATION DESIGNATED, IF ANY, FROM WHICH THE PUBLIC MAY BE EXCLUDED PURSUANT TO SECTION 7B & 8 OF THE LAWS OF 1975.

**PUBLIC MEETING 7:00 P.M. VIA ZOOM WEBINAR ONLY**

**PUBLIC BUSINESS**

Chairman Pinadella called the Public Meeting to order on Tuesday August 25<sup>th</sup>, 2020 at 7:00 PM by way of a Zoom Webinar Only and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Mayor Ferramosca, Gallagher, 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

**III. RESOLUTIONS**

**1) CASE NO.** 20-2-5  
**APPLICANT/OWNER** ROUTE 10 AND WHIPPANY ROAD, LLC  
**LOCATION:** 531 ROUTE 10 EAST  
WHIPPANY

**BLOCK:** 4203 **LOT(S):** 12 **ZONE:** B-10

Applicant sought preliminary and final site plan and "C" variance relief for adaptive reuse of an existing commercial structure for a permitted use. Modify/ improve the existing parking and drive aisle areas. Site signage, landscaping, lighting, and fencing.

**APPLICATION APPROVED WITH CONDITIONS AUGUST 18, 2020**

There were no questions, comments or concerns offered by Board members.

The resolution was deferred to a later date.

**IV. MINUTES – August 18, 2020**

The Minutes of August 18<sup>th</sup>, 2020 were deferred to a later date.

**V. PUBLIC HEARINGS**

- 1) **CASE NO.** 18-3-6-R1  
**APPLICANT** RJ PARENT INVESTORS, LLC (LOWE’S)  
**OWNER** RJ PARENT INVESTORS LLC  
**LOCATION:** 230 HANOVER AVENUE  
CEDAR KNOLLS  
**BLOCK(S):** 601 **LOT(S):** 1 **ZONE(S):** IB-3

Applicant is seeking amended approval requesting a reduction in number of required replacement trees from the approved site plan application for preliminary and final site plan approval as well as “C” variance relief in order to construct a +/-138,954 SF. Lowe’s home improvement and garden center along with a +/- 5,585 SF convenience store and service station. The applicant further proposed parking areas and driveways, stormwater management facilities, associated utilities, landscaping and related site improvements. Application approved April 17, 2018 and resolution memorialized May 8, 2018.  
**Application carried by letter to September 22, 2020**

There were no questions, comments or concerns offered by Board members.

Board Secretary Kimberly A. Bongiorno, LUA

- Read letter into record.
- The case is being carried by letter to September 22<sup>nd</sup>, 2020.

A motion to carry case by letter with re-notice required to September 22<sup>nd</sup>, 2020 was move by Member Deehan and Seconded by Member Dobson.

Members Critchley, Deehan, Dobson, Olsen, Glawe, Monzo, Byrne, De Nigris and Chairman Pinadella voted in favor to carry case by letter with re-notice required to September 22<sup>nd</sup>, 2020.

Member Gallagher and Mayor Ferramosca recused from the case

**Mayor Ferramosca**

- Called for a moment of silent in Honor of late Board of Adjustment Member, Ed Walsh.

2)     **CASE NO.**                             19-12-16  
       **APPLICANT**                         750 ROUTE 10, LLC  
       **OWNER**                               VETERANS OF FOREIGN WARS & DIDIT ONCE  
   AGAIN, LLC  
       **LOCATION:**                           730-750 ROUTE 10 WEST (AMERICAN LEGION  
   MEMORIAL PARKWAY)  
   WHIPPANY  
       **BLOCK:** 8801           **LOT(S):** 10 & 11     **ZONE:** B-10

Applicant is seeking Preliminary and Final Site Plan and “C” Variance relief in order to construct a 7,655 SF. Restaurant with associated site improvements including but not limited to lighting, landscaping, grading, stormwater management, walkways, driveways, utilities, parking, signage and associated items.

Copies of the filed Application forms and supporting documents submitted by the applicant can be reviewed at the following link: <https://www.zonify.org/meeting/700>

***Board Action Date – OCTOBER 2, 2020***

**Thomas Malman – Attorney for the Applicant**

- Provided the number of witnesses for tonight’s case.

**Robert Freud – Engineer for the Applicant was sworn in by the Attorney for the Board Michael Sullivan.**

**Robert Freud – Engineer for the Applicant**

- Dynamic Engineering
- 1904 Main Street, Lake Como, New Jersey.
- Gave his professional and educational background.
- I have appeared before other boards before.
- I am a license Professional Planner.
- Accepted by the Board.

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

**Robert Freud – Engineer for the Applicant**

**Exhibit A – 1**

- Aerial exhibit dated August 20<sup>th</sup>, 2020.
- It is provided by google earth with in the past 1 to 2 years.
- It represents the current conditions on site.
- Described what is in the surrounding area.

- Provided the location of the site.
- Provided the dimensions of the site and the current conditions of it.
- Provided the number of ingress and egress to the site from Route 10.

## **Exhibit A – 2**

- ‘Site Plan rendering’ – dated August 20<sup>th</sup>, 2020.
- The orientation is the same as the aerial we were looking at and the same as the ‘Site Plans’
- It is color rendered.
- It shows the proposed changes.
- Gave the dimensions of the proposed new structure and its location.
- Two sites will be consolidated by a deed as part of this application as a condition of approval.
- As a result of this application no set-back variances will be required.
- A few other setbacks will still be required.
- Described the changes proposed for ingress and egress of site, as well as the proposed parking spaces.
- Described the proposed traffic circulation through the site.
- Described the location and dimensions for the ‘Residential buffer’
- Described how the ‘Pedestrian circulation’ will be.
- Gave the location and description of the Trash disclosure.
- Describe when, where and how the loading activity will take place.
- Described how the water drainage will take place still subject to “DOT” review and to your local engineer’s review and compliance.
- Due to the impervious coverage and development area this qualifies as a ‘Major development’ and explained what that means.
- This project is not required to satisfy recharge and gave explanations as per why.
- The underground water management system we are satisfying the ‘Hanover Township’, the ‘NJEC7;8’ and ‘DOT’ standards for storm water management & providing an improved condition over today’s runoffs patterns that exist.
- The existing utilities are available for the proposed restaurant as well.
- A portion of the existing landscaping in the northeastern portion will be removed to implement parking.
- The existing buffer to remain and where needed it will be implemented.
- There will be additional shade trees throughout the parking lot.
- Described the type of lighting and the number of proposed lights that will be used.
- Went over the loading area, its location and expected usage.

Open to Board Members for Questions

## **Mayor Ferramosca**

- Questioned what the design elements are to eliminate potential conflict when somebody is trying to exit the entrance.

## **Robert Freud – Engineer for the Applicant**

- Explained what is being proposed.

**Mayor Ferramosca**

- Question how it will mitigate potential light spillage onto houses behind when vehicles enter the same driveway.

**Robert Freud – Engineer for the Applicant**

- Explained how this is prevented.

**Mayor Ferramosca**

- Questioned what other locations for the trash dumpster are being considered so that it can be further away from the residential property.

**Robert Freud – Engineer for the Applicant**

- Explained how this would be handled.

**Mayor Ferramosca**

- Questioned how this parking lot being separated from the childcare facility.

**Robert Freud – Engineer for the Applicant**

- A fence will be going along that property line.

**Chairman Pinadella**

- Questioned if it is the same 8ft. fence.

**Robert Freud – Engineer for the Applicant**

- It is.

**Member Gallagher**

- Questioned if the dumpster area will also be a recycling area?
- Expressed concerns with potential noise issues when recycling occurs after restaurant hours.

**Chairman Pinadella**

- Expressed concerns with recycling enclosure's fence being know down by the recyclers.
- Explained what he would like to see being used instead.
- Questioned the size of the parking spaces that require a variance.
- Questioned the police report's requesting bollards.

**Robert Freud – Engineer for the Applicant**

- Explained.

**Chairman Pinadella**

- Questioned the number of parking spaces needed versus the number of parking spaces being proposed.
- Questioned the type of evergreens to be used as screening and consulted with the Township Planner Blais Brancheau if the proposed type is acceptable.

**Township Planner Blais Brancheau**

- Explained.

**Chairman Pinadella**

- Suggested that the landscaping is reviewed with the Township Planner Blais Brancheau.

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

- Reminded the Public when it will be time for questions.

**Chairman Pinadella**

- Questioned the type of landscaping to be used along Route 10

**Township Planner Blais Brancheau**

- Explained the type of proposed planting across the frontage and why it would be acceptable.

**Chairman Pinadella**

- Held an open discussion with Robert Freud – Engineer for the Applicant.

**Member De Nigris**

- Is it possible to take some of the spots designated for employee parking to move the trash enclosure away from the residents with some vegetation to hide it from Route 10?

**Robert Freud – Engineer for the Applicant**

- We will look into that.

**Township Planner Blais Brancheau**

- Requested clarification regarding the fence height and explained what would be acceptable.

**Robert Freud – Engineer for the Applicant**

- Explained.

Closed to the Board

Open to the Public for questions

**Lawrence Lau**

- 97 Parsippany Road.
- Questioned the East side facing fence is mounted higher, expressed his concern with the light spillage specially in the winter months and the fence height not being enough to block it.
- The east side facing sign is going to be facing a school as we as a residential property facing east.

**Robert Freud – Engineer for the Applicant**

- The architect will answer that
- Answered the question with regards to the light spillage.
- The signs will be turn off one hour after the restaurant closes.

**Fred Brunner**

- 9 Kitchell Place, Whippany
- Expressed his concern with the lights shining into residential backyards specially during the winter months.
- Expressed his concern with the sanitation pickups and the noise it creates.
- Believes the taller the fence the better it would be.
- Expressed his concern with dead trees.

**Thomas Malman – Attorney for the Applicant and Robert Freud – Engineer for the Applicant**

- Reviewed the Engineer's report Gerardo Maceira dated August 21, 2020.
- Comment number 4; we are willing to do so but it requires our neighbor to cooperate.
- Item number 7, our position is that it should stay as it is.
- No objections to the reports from; Mr. Wynne; the board of health; construction official; emergency management.
- The police department had a couple of comments.
- The bollards we addressed before.
- The comments pertaining to the elimination of parking along the egress due to the space constrains. We are not sure what spaces he is talking about and we have not been able to contact him to clarify.

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

- I have tried to contact him as well, but I have not been able to; until we speak to the Chief it remains ambiguous.

**Thomas Malman – Attorney for the Applicant and Robert Freud – Engineer for the Applicant**

- The Fire protection, no objection, other boards no objections.
- The report from the fire Chief from district number 2 no objections, the only comment that Mr. Freud can talk about is the recommendation for a new fire hydrant.

**Attorney for the Board Michael Sullivan**

- We have to be careful on how we leave these items and requested clarification.

**Thomas Malman – Attorney for the Applicant**

- In the Fire department the answer is; if it is required by the code, we will install it and we will comply with the other comments that go hand in hand with it.
- If it is not required, then we will not install and will not comply with the other comments that go hand in hand with it
- On the Police Chief, we do not see that we are willing to take those spaces out.

**Attorney for the Board Michael Sullivan**

- So, you are asking for the elimination of that condition.

**Thomas Malman – Attorney for the Applicant**

- That is correct.
- We have no objections with the surveyor reports.
- We have the Township Planner's report Mr. Brancheau dated August 24, 2020.
- We are going to have 274 seats for indoor dining.
- We will hold off on the questions for signs our architect will go over that.
- The internal circulation, Mr. Freud will explain.

**Robert Freud – Engineer for the Applicant**

- Explained the proposed circulation.
- A lot of those are regarding landscaping but we are happy to meet Mr. Brancheau.

**Township Planner Blais Brancheau**

- Explained his reasons for his recommendation regarding comment number 1 of his report.

**Attorney for the Board Michael Sullivan**

- My recommendation Mr. Malman is that you leave it as an open item and that you work with Mr. Brancheau to reach a satisfactory solution to that.
- Why don't we leave that open in the event of an approval to be satisfied later?



**Thomas Malman – Attorney for the Applicant**

- That would be fine with me Mr. Sullivan.

**Janet Pugh – Architect for the Applicant was sworn in by the Attorney for the Board Michael Sullivan.**

**Janet Pugh – Architect for the Applicant**

- 239 - C Southland Drive, Lexington, KY.
- I work for the Roberts Group.
- I am licensed Architect in New Jersey and 42 other states.
- Gave a professional and educational background.
- I have been before a board in the State of New Jersey.

**Exhibit A – 1**

- Aerial Exhibit dated 8/20/2020.

**Exhibit A – 2**

- Site Plan Rendering dated 8/20/2020.
- Went over the floor Plan, described the materials and the sprinkler system, fire alarm, among other details.
- Described the layout and what the purpose of the rooms are.
- Described the exterior of the building.

**Exhibit A – 3**

- Site Plan Colored Rendering dated 8/20/2020 it is made of 3 renderings.
- Described the exterior and the maintenance that would be required.
- Went over the exterior history and described the seasonal dining.

**James Davis – Project Manager for the Applicant was sworn in by the Attorney for the Board Michael Sullivan.**

**James Davis – Project Manager for the Applicant**

- 239 - C Southland Drive, Lexington, KY
- I work with Janet at the Roberts Group.
- I am the project manager.
- I am not a registered Architect in New Jersey.

**Exhibit A- 4**

- Aerial photo of the Flemington store in New Jersey.
- Described the main entrance signage, the materials, dimensions, and bulbs to be used.

- Described the South west sign, the materials used, dimensions and bulbs to be used.
- Addressed the signage comments from the Township Planner's report.

#### **Exhibit A – 5**

- Signage Shop Drawing detail.
- It contains 3 sheets.
- Continue with the review of the Township Planner's report.
- Described the dimensions and the size of the LED light and the color of it.
- Described the cross section of the signage.
- Described the details of the main entrance sign.

Open to the Board for questions

After seeing none

After hearing none

#### **Member Monzo**

- Questioned the full capacity of the building including patrons and employees.

#### **Janet Pugh – Architect for the Applicant**

- 274 Seating, Seasonal dining is 30.
- I do not know the number of employees.

#### **Member Monzo**

- Expressed his concern with the egress and ingress from the parking facility in the event of a fire, or an emergency event.

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

- The 'Eat at the Rock' sign was proposed to have a frosted glass front on it; is that correct?

#### **James Davis – Project Manager for the Applicant**

- No, the bulb itself is frosted.

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

- Questioned if a frosted face that covers the bulbs would be impractical.

#### **James Davis – Project Manager for the Applicant**

- I am not sure if it is impractical, but this type of 'Marquee' sign relates to the brand.

Closed to the Board

Open to the Public

**Lawrence Lau**

- 97 Parsippany Road.
- Thanked the applicant and Members of the Board for listening to their concerns.
- Referred to Exhibit A – 4, the sign and dimensions.
- Questioned why a variance is not needed.

**Township Planner Blais Brancheau**

- The area of the sign needs a variance, but the height does not and further explain the reasons for it.

**James Davis – Project Manager for the Applicant**

- Addressed Chairman Pinadella’s concern.
- Explained what the visibility of the sign would be from the residential area.

**Lawrence Lau**

- Much of the property along Parsippany road it is at a much higher elevation than the Chimney Rock.
- A 6ft. fence or an 8 ft. fence would not work.
- The height of that sign is a particular concern.
- There is a billboard a little bit further along Route 10 and we can see it from our property.

**Township Planner Blais Brancheau**

- It is not a head on view but there will be some visibility.
- One of the reasons I asked if the sign will be lit up at night was in response to that concern.

**Chairman Pinadella**

- Questioned if extending the overhang above the sign would help shielding it.

**James Davis – Project Manager for the Applicant**

- It already provides some blockage.
- I would have to referred to the team to see how much blockage would occur.

**Member Critchley**

- Questioned the distance from the building to Parsippany Road.

**Robert Freud – Engineer for the Applicant**

- Went over the original aerial Exhibit A – 1.
- Explained how the visibility would be.

### **Lawrence Lau**

- Explained the location of his property.
- I would love to move the angle of my house but unfortunately, I cannot do that.

### **Robert Freud – Engineer for the Applicant**

- Addressed Mr. Lau’s concern and explained what the visibility of the sign could be like.

### **Alan Frank – Applicant was sworn in by the Attorney for the Board Michael Sullivan**

### **Alan Frank – Applicant**

- PO Box 638, Martinsville NJ 08836.
- I am the modern-day founder of Chimney Rock.
- Gave the history of the Chimney Rock.
- We currently have Chimney Rock restaurants.
- Gave the sizes of the 3 different buildings.
- Gave the number of parking spaces and of the parking lot sizes for the other 2 different sites.
- Gave an overview on what ‘Chimney Rock’ specializes; the type of food and style of restaurant they are.
- Went over the number of employees and how it varies.
- Gave the number of people that can be at the restaurant.
- Regarding the signs explained the ‘Chimney Rock’ sign and gave its history.
- That exact sign is in all of them.
- The bulbs in the other two locations are not frosted so those signs would look a little different than this one.
- We would agree to put a frosted bulb that would mitigate any glare.
- Hanover is our Flemington project with all the corrections.
- I have worked on Hanover and it is probably close to 10 years that I have wanted to put a ‘Chimney Rock’ here and I love the area.
- We like the fact of being in close proximity of Route 287, we love the township.
- We think we are phenomenal fit.

### **Open to the Board for Questions**

### **Chairman Pinadella**

- What is the overhang on the roof structure on the wall the says ‘Chimney Rock’ and could that be extended further 2 ft.?

### **Janet Pugh – Architect for the Applicant**

- It is 2ft. and if you did that you might have to introduce some modifications in order to keep it in the face of the building and not sagging.
- I am not sure how it may impact the image of the ‘Chimney Rock’

**Chairman Pinadella**

- The questions that came up regarding the visibility form Parsippany Road.

**Robert Freud – Engineer for the Applicant**

- Addressed Chairman Pinadella’s questions.

Open to the Public for questions

**Lawrence Lau**

- 97 Parsippany Road.
- If I can propose some potential solutions to address not only my concerns
- Explained his potential solutions.

**James Davis – Project Manager for the Applicant**

- Explained how the bulbs are enclosed.

**Lawrence Lau**

- Explained what he is further proposing.

**Alan Frank – Applicant**

- Addressed Mr. Lau’s questions and comments.

**Closed to the Public**

**The Township Planer Blais Brancheau and the Township Engineer Gerardo Maceira P.E.**

- We do not need to hear form the Traffic’s expert.
- They gave their reasons why it is not necessary.

**Robert Freud – Engineer for the Applicant**

- **Exhibit A – 2 ‘Site Rendering’**
- Went over the variances that are requested specifically regarding the signage.
- I am going through in the same order as Mr. Brancheau did in his letter of 8/24/2020.
- Went over the photo from the Flemington Store.
- Went over the other variance regarding prohibited sign content.

- Went over the parking relief variance request.
- Went over the landscaping.
- Addressed the dumpster space and if it is possible to move it.

**Alan Frank – Applicant**

- Addressed the dumpster location and a possible new location for it.
- Held on open conversation regarding the dumpster location.

**Chairman Pinadella**

- Expressed what the board would like to see and suggested that he works with the Township Planner and the Township Engineer.

**Member De Nigris**

- Suggested a possible location for the dumpster.
- Held an open discussion.

**Member Gallagher**

- Expressed his concern regarding the smell that would come off the dumpster during the summer months.
- Expressed his concern with the noise caused by the recycling after the restaurant closes.
- Suggested relocating of the dumpster would reduce any noise and or disruption to residents.

**Alan Frank – Applicant**

- Gave the restaurant hours.
- Held an open discussion regarding the possible relocation for the dumpster.

**Township Planner Blais Brancheau**

- Made suggestions regarding the dumpster possible relocation.
- Parking can go in the easement.

**Alan Frank – Applicant**

- We will try our very best to relocate the dumpster.

**Attorney for the Board Michael Sullivan**

- Explained what the conditions of approval would be if approval was to be granted.

**Member Monzo**

- In the event of an emergency how do you evacuate the parking lot and provide access to first responders.

**Thomas Malman – Attorney for the Applicant**

- Without an easement we cannot do that.
- The Police Chief and the Fire Chief have commented and have not raised it as a concern.

**Chairman Pinadella and Member Monzo**

- Held an open discussion.

**Member Byrne**

- Provided examples of other sites that also have only two exits.
- I am not uncomfortable with the way it is.

Open to the Public for comments

After seeing none

After hearing none

Closed to the Public

Open to the Board for comments

**Chairman Pinadella**

- Is there anybody that takes exceptions to any of the variances as described?
- Made a recommendation to Mr. Frank.

**Member Byrne**

- If all of the Board are okay with it except you, I suggest we leave it alone.

**Member Critchley**

- I agree with Bill.

**Attorney for the Board Michael Sullivan**

- Review conditions.
- The Plan would need to be revised to show compliance with the maximum illumination levels at the property line.
- The applicants making their best effort to relocate the trash and recycling enclosure away from the residential properties which may require minor modification of the parking plan subject to review and approval by the Township Engineer and Township Planner.
- If an agreement as to the relocation cannot be reached the applicant would appear before the Board for a resolution without the necessity of filing an application for amended site plan approval.

- The approval would be subject to compliance with Mr. Brancheau's August 24<sup>th</sup>, 2020 report specifically comments B-1 through B-11.
- The Plans would also be revised to provide additional landscaping.
- Gave specifics of the type and location of the landscaping to be used that are subject to approval by the Township Planner.
- Subject to compliance with Mr. Maceira's August 21<sup>st</sup>, 2020 report, all the comments contain there in except that with respect to the Police department report of June 29<sup>th</sup>, 2020 the Board is not requiring the installation of bollards or the removal of parking as contained in that report.
- With respect to the Fire department report July 16<sup>th</sup>, 2020 the private hydrant and the comments relating there to, will only be required if it is required by code.
- The applicant shall work with the Township Planner and the Township arborist to remove all dead trees on the property.
- The proposed fence along residential area and the day care center will be increased the height to 8 ft.
- In lieu of the chain link fence around the trash and recycling enclosure the plans shall be revised to provide block at 3 sides to matching the building including the gates that showed on the plan.
- The applicant will provide some 'Way Finding and Do Not Enter' signs to facility ingress and egress on site, subject to review and approval by the Township Planner and Township Engineer.
- There are 2 open items, there was some talk about recessing the 'Chimney Rock' sign on that side of the building and turning off of signage and site lighting that need to be resolved.

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

- Explained what the ordinance requires.
- Clarified one of the conditions that Michael Sullivan spelled out related to the Pedestrian circulation on his first comment after the variances on his report.
- I am talking about item 'B-1'

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

- Explained what will be noted.

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

- On the buffer plantings and the 8 ft. height the fence, explained what the ordinance says.
- Explained how he would word it.

#### **Board**

- Agreed with Blaise.

#### **Alan Frank – Applicant**

- Explained how the lighting works and they are set up.
- If its possible it will be done, I am not sure if I can do it on the 'Rock' icon but I am sure that I can do it at least on the 'Chimney Rock Inn' name.



A motion to approve the application with conditions was made by Member Gallagher and seconded by Member Dobson.

Members Critchley, Deehan, Dobson, Olsen, Byrne, De Nigris, Gallagher, Mayor Ferramosca and Chairman Pinadella voted in favor of approving the application with conditions.

**Alan Frank – Applicant**

- Thanked everyone for their time and approval.

**VI. OTHER BUSINESS**

Referral of Ordinance 22-2020 Amendments to Expiration of Variances back to the Township Committee and authorization for Chairman to sign letter

**Township Planner Blais Brancheau**

- Explained to the Board what the letter says.

A motion to approve the Referral of Ordinance 22-2020 Amendments to Expiration of Variances back to the Township Committee and authorization for Chairman to sign letter was moved by Member Deehan and seconded by Member Olsen.

Members Critchley, Deehan, Dobson, Olsen, Byrne, De Nigris, Gallagher, Mayor Ferramosca and Chairman Pinadella voted in favor of approving approve the Referral of Ordinance 22-2020 Amendments to Expiration of Variances back to the Township Committee and authorization for Chairman to sign letter.

**VII. ADJOURNMENT**

A motion to adjourn was made by Member Byrne and it was seconded by Member Olsen.

In voice all present voted in favor to adjourn the meeting.

Meeting Adjourned at 10:15 PM

---

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