

**Minutes of the Planning Board of the
Township Of Hanover
Tuesday September 15th, 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

Acting Chairman De Nigris called the Public Meeting to order on Tuesday September 15th, 2020 at 7:05 PM by way of 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 and Olsen

Absent were Members: Monzo, Chairman Pinadella.

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

I. 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

Acting Chairman De Nigris

- Resolution deferred to a later date.

Attorney for the Board Michael Sullivan

- The resolution is still being worked on and it will be ready for adoption for next week’s meeting.

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 sought 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. **APPLICATION APPROVED WITH CONDITIONS AUGUST 25, 2020**

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

Board Secretary Kimberly A. Bongiorno, LUA

- Read the names of Members eligible for voting.

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

Members Critchley, Deehan, Dobson, Olsen, Byrne, De Nigris, Gallagher and Mayor Ferramosca voted in favor of approving the application as written.

**II. MINUTES – AUGUST 18, 2020
 AUGUST 25, 2020**

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

A motion to approve the Minutes of August 18, 2020 and August 25, 2020 was moved by Member Byrne and seconded by Member Gallagher.

In voice all present voted in favor of approving the Minutes of August 18, 2020 and August 25, 2020.

III. PUBLIC HEARINGS

- 1) **CASE NO.** 20-3-6
 APPLICANT/OWNER DARFF-1 LLC
 LOCATION: 162 CEDAR KNOLLS ROAD
 WHIPPANY
 BLOCK: 3501 **LOT(S):** 4 **ZONE:** R-10

Applicant is seeking a minor subdivision and “C” variance relief. The existing structure on the property will be razed. Case Partially heard and carried from August 18, 2020.
CASE CARRIED BY LETTER TO OCTOBER 20, 2020

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/696>

Board Action Date – OCTOBER 31, 2020

Acting Chairman De Nigris

- Case carried by letter to October 20th, 2020.

Board Secretary Kimberly A. Bongiorno, LUA

- Read the letter from Calli Law, Addressed to Kimberly A. Bongiorno into the record.
- Gave instructions on how to access the meeting for October 20th, 2020 for participants other than Board Members and or Applicants.

Attorney for the Board Michael Sullivan

- The motion is to carry the meeting to the Hearing of October 20th, 2020 at 7:00 PM.
- If there are no changes to the application, then the log in information can be access through the Township’s website.
- If there is an amendment to the application or new variances created that require re-notice; the applicant would have to comply with that.

A motion to carry case to October 20th, 2020 with notice possibly required was moved by Member Critchley and seconded by Member Byrne.

In voice all present voted in favor of carrying the case to October 20th, 2020 with notice possibly required.

- 2) **CASE NO.** 18-2-4
 APPLICANT/OWNER 2H LLC
 LOCATION: 500 ROUTE 10
 WHIPPANY
 BLOCK: 7501 **LOT(S):** 7 & 8 **ZONE:** B-10

Applicant is seeking preliminary and final site plan and “C” variance relief for exterior improvements to the building such as terraces, aesthetic designs and new signage and to provide additional ingress/egress access, add and elevator vestibule for handicap access and restriping and parking lot improvements. *Case partially heard and carried from March 26, and November 26, 2019.*

Copies of the filed Application forms and supporting documents submitted by the Applicant can be reviewed at the following links:

<https://www.dropbox.com/sh/o315cmcamajm1oq/AADNrWHMftt8QT75LnOK4r4da?dl=0>

Or

<https://spaces.hightail.com/receive/W2XdC0wG2E>

Board Action Date – SEPTEMBER 30, 2020

Board Secretary Kimberly A. Bongiorno, LUA

- Read into record a letter sent by ‘Dyer & Peterson Law’ attorneys representing the ‘M & E’ Railroad.

Township Engineer Gerardo Maceira, P.E.

- We met in a technical review meeting with the applicant’s engineer to review some of the issues.
- Explained the issues resolved and why he made some of the recommendations on his report.

Township Planer Blais Brancheau

- Agreed with the statement made by the Township Engineer Gerardo Maceira, P.E. as far as the need for fencing and explained why.

Matthew Posada Attorney for the Applicant

- Gave the number of witnesses he has.
- Gave a summary of the previous meeting before the Board.
- Tonight, we are here to address all the concerns and requests arise from the previous meetings.
- Explained all the changes made as per the Board and Township professionals’ recommendations.
- Addressed the biggest made by the applicant to this application and he explained how the parking requirements have changed because of that change.
- Explained now proposing striping to delineate the parking spaces and a property boundary line for a free flow traffic.
- Explained how the ‘4’ parking spaces on the church have been changed as well as other parking changes as requested by the Board.
- Discussed the ‘Global Access Agreement’, ‘Shared Parking’ and ‘Cross Access Easement’ between Morristown Eire, the Presbyterian Church’ and ‘Us’.
- Went over what each one of his witness will be addressing in tonight’s meeting.

Acting Chairman De Nigris

- Questioned use changes from a restaurant use.
- Requested clarification pertaining to what parties have signed the agreement.

Matthew Posada Attorney for the Applicant

- Addressed the Acting Chairman De Nigris questioned and explained what the use will now be.
- Addressed the agreement signature among all parties involved.

Attorney for the Board Michael Sullivan

- The meetings from March 26, 2019 and November 26, 2019 and July 28, 2020, this being the 4th Public Hearing.

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

Emad Bouless – Architect for the Applicant was sworn previously, and he is still under oath.

Emad Bouless – Architect for the Applicant

Exhibit A – 10

- Architectural plans dated 8/14/2020 prepared by my office.
- Proposed floor plan sheet ‘A02.00’
- Removed the pizzeria, now it is labeled as ‘Retail Store B’
- Described all the changes made.
- The cellar is used only as a cellar floor.

Exhibit A – 11

- Dated 8/14/2020, sheet ‘A09.01’
- Went over the changes made to the proposed ‘West Elevation’
- Addressed the ‘Street Address Sign’ on the ‘North Elevation’ and changes made to its size.

Exhibit A – 12

- Dated 8/14/2020 sheet ‘A09.02’
- Referenced the Elevation facing Route 10.
- Addressed the ‘Street Address Sign’ gave the square footage reduced.
- Explained how the roof and wall drains will be.

Emad Bouless – Architect for the Applicant

- Discussed the signs and went over sheet ‘A09.03’ and previously discussed in the prior hearing.

- Sizes were reduced
- Explained the way it will be illuminated and the coloring of the letters.

Township Planner Blais Brancheau

- Is your representation that the retail sign that you have shown in the plan is a concept only, that the design theme will be established by the sign type which will mean channel letters and the sign illumination which will be internally illuminated .
- As to the tenant and letters content they will vary but they will comply with the ordinance.

Emad Bouless – Architect for the Applicant

- That is correct.

Acting Chairman De Nigris

- Question the times of illumination for the sign.

Matthew Posada Attorney for the Applicant

- No, our intent is to comply with the ordinance.
- Gave the hours that the sign must be turned off as per the ordinance.

Township Planner Blais Brancheau

- Explained what the ordinance requires.

Open for questions to the Board

After hearing none

After seeing none

Closed to the Board

Open to the Public for questions

After hearing none

After seeing none

Closed to the Public

Bryan Ehnes - Engineer for the Applicant was sworn previously, and he is still under oath.

Bryan Ehnes - Engineer for the Applicant

Exhibit A – 13

- 'Site Layout Plan' dated 9/11/2020.
- Went over all the changes made.

Attorney for the Board Michael Sullivan

- For the record we are talking about Mr. Maceira's memo dated it 7/27/2020 report.
- Except for items 6 and 12 and briefly discussed.
- For Mr. Brancheau's report dated 7/27/2020 you are indicating you have no issues with his comments contained within.

Bryan Ehnes - Engineer for the Applicant

- Yes, that is correct.
- Went over Mr. Brancheau's report and addressed Mr. Brancheau's questions.
- Briefly gave the variances that are still being requested.

Township Planner Blais Brancheau

- Held a discussion with Bryan Ehnes regarding changes made and what items remain in violation.

Member Deehan

- Requested clarification regarding the dumpster location.
- Questioned the parking that takes place in the jug handle and it will be prevented.

Bryan Ehnes - Engineer for the Applicant

- Addressed Member Deehan concerns.

Acting Chairman De Nigris

- Questioned if there will be an agreement in writing with the Church and Railroad.

Matthew Posada Attorney for the Applicant

- We can provide what we have to the Board to provide relief.
- It is pending this Board's approval.

Bryan Ehnes - Engineer for the Applicant

- I was just told as per the Applicant that it is wrong and it will be formalized if approval is granted.

Township Planner Blais Brancheau

- Questioned if there are any restrictions pertaining the parking agreement and further explained.

Matthew Posada Attorney for the Applicant

- Addressed the Township Planner's concern.
- Held a discussion with the Township Planner Blais Brancheau regarding the agreements, shared parking, and possible conflicts.

Township Planner Blais Brancheau

- Requested clarification of the reinforcement to prevent confusion regarding parking spaces.

Matthew Posada Attorney for the Applicant

- Addressed the Township Planner Blais Brancheau's concern.

Attorney for the Board Michael Sullivan

- As per the testimony the 'Basement' will be used for storage only is that correct.

Emad Bouless – Architect for the Applicant

- That is correct.

Attorney for the Board Michael Sullivan

- As per the testimony Trucks no bigger than a Van in the property.
- How would that be enforced.
- The Chairman who is not here tonight requested that there are 3 masonry sides to match the main building on the dumpster enclosure.

Emad Bouless – Architect for the Applicant

- Addressed Mr. Sullivan's concerns.

Member Critchley

- Asked the Township Planner Blais Brancheau for clarification on item A – 5 from his report.

Township Planner Blais Brancheau

- Addressed Member Critchley concerns.
- I will let the Board to make the judgement to consider the principal signs and the address signs and further explained.
- Requested clarification regarding the Boards sentiment to his memo's comment 'A – 5'; is not consider a violation any longer?

Board

- Unanimously agree, not a violation.

Attorney for the Board Michael Sullivan

- 'A – 5' eliminated it.

Open to the Public for questions

After hearing none

After seeing none

Closed to the Public

Township Planner Blais Brancheau

- Mike if 'A – 5' goes away 'A – 3' gets modified.

Joe Staigar – Traffic Control Expert for the Applicant was sworn in by the Attorney for the Board Michael Sullivan.

Joe Staigar – Traffic Control Expert for the Applicant

- 245 Main Street, Chester, New Jersey.
- Gave a background of his professional qualifications

Board

- Accepted his qualifications.

Joe Staigar – Traffic Control Expert for the Applicant

- I am familiar with the site and the 'B-10' zone district.
- Explained the traffic study conducted and findings for the site.
- Explained aspects considered.
- Advised working to maintain a safe traffic flow and changes being made.
- Explained the parking generators.
- Briefly explained which driveway is being closed and gave the reasons for it.

Acting Member De Nigris

- Questioned if the majority of the tenants are retail or office and if that alters the calculations.

Joe Staigar – Traffic Control Expert for the Applicant

- Addressed Acting Member De Nigris and further explained.

Township Planner Blais Brancheau

- Asked Mr. Staigar to testify if the site were to be occupied by high staff medical office with patients and whether the parking would work under those circumstances.
- Explained to the Board what the reasoning for questioning this.

Joe Staigar – Traffic Control Expert for the Applicant

- Addressed Mr. Brancheau's concerns and further explained.
- The Board may want to decide if the Medical office should be limited and further explained what it means to limit the Medical office.
- Provided the number for the 85% of Medical office.

Matthew Posada' Partner James Polles Attorney for the Applicant helped present the case

- Although no leases are signed; we are not intending to have that high intensity Medical use.
- We will be seeking 'Lower Parking Demand' for less intense medical office uses such as dermatologist.

Township Planner Blais Brancheau

- If you convert that what does that mean for the site.

Joe Staigar – Traffic Control Expert for the Applicant

- 37 1/2

Acting Chairman De Nigris

- Questioned if any kind of limit can be put.

Township Planner Blais Brancheau

- Explained that there are different kinds of parking demands by different kinds of Medical offices.

Acting Chairman De Nigris

- Questioned if the Board has any problem with the limitation on the Building.

Attorney for the Board Michael Sullivan

- Explained to the Board that the Applicant still has the right to seek modification of the condition of approval if that was imposed and comeback before that Board.
- The Board could place that as a condition.

Open to the Board for Questions

After Hearing none

After seeing none

Closed to the Board

Open to the Public for Questions

John Fiorilla Attorney for M & E

- Requested clarification on what the applicant said they are closing.

Joe Staigar – Traffic Control Expert for the Applicant

- The ‘DOT’ driveway, the one closest to the Jug handle.

John Fiorilla Attorney for M & E

- Can you still use the jug handle?

Joe Staigar – Traffic Control Expert for the Applicant

- Yes.

Michael Pessolano – Professional Planner for the Applicant was sworn in by the Attorney for the Board Michael Sullivan.

Michael Pessolano – Professional Planner for the Applicant

- 140 Elmwood Avenue, Bogota, New Jersey.
- Gave his professional and educational background.
- License is current.

Board

- Accepted.

Michael Pessolano – Professional Planner for the Applicant

- Participated as a member of the audience in the July hearing and I understand issues that were left open at that time.
- We have a permitted use here.
- The shape is unusual and irregular.

Exhibit A – 14

- It is a 5-page planning exhibit.
- Went over page 1, which depicts 2 tax lots.
- Page 2 it is an aerial with the tax lots.
- Land use represented on sheet 3.

- Sheet 4 and briefly explained what it depicts.
- Sheet 5 ground photos prepared by John McDonough, explained what they are showing.
- All of the relief except for the signage would be acceptable under the 'C1' standard of Hardship or 'the 'C2' analysis of the benefits versus the detriment of the application.
- Went over the location of the building setbacks and hardships that this site has.
- Went over all that the project has to offer.
- I do not see any detriment brought by the proposed project.
- The application represents an improvement to the property for the benefit of the community.
- I can state the application meets all the criteria for the grant of the relief.

Open to the Board for questions

After hearing none

After seeing none

Closed to the Board

Open to the Public for questions

After hearing none

After seeing none

Closed to the Public

Open to the Public for comments

After hearing none

After seeing none

Closed to the Public

Open to the Board for comments

Mayor Ferramosca

- Commented regarding the 'Free Standing Sign' and agreed with the Applicant's Planner.

Attorney for the Board Michael Sullivan

- Clarified the conditions in the event of granting an approval.
- Questioned the Township Planner and or the Township Engineer if they are satisfied with what pertains to the roof drainage issue.

Township Engineer Gerardo Maceira, P.E

- The Plans do not show specific where the tying is going to occur.

Attorney for the Board Michael Sullivan

- That item will stay as an open condition.
- The trash enclosure will remain brick and it is going to match the main Building.

Bryan Ehnes - Engineer for the Applicant

- The trash enclosure will be brick.

Attorney for the Board Michael Sullivan

- The Board is satisfied with the Trash enclosure, and the design of it.
- There is a possibility whether bollards may be needed if they are not already shown and we will leave it to the Township Engineer.
- This is an application for preliminary and final site plan approval, variance, we have developed some conditions.
- All the changes will be included in a revised plan.
- The retail sign plan it is a concept only.
- The content and the dimensions will vary by tenant going forward in the future and it will conform with the ordinance.
- The applicant will comply with Mr. Brancheau's July 27, 2020 report, specifically items 'B1 through B22'
- The applicant also stipulates will comply with Mr. Maceira's report, specifically items '1 through 5', '7 through 11' and '13'.
- I am excluding '6' and '12'
- The applicant indicated the plan would be revised to install bollard lights at the Terrace.
- The applicant would request 'Title 39' enforcement and explained.
- No more than 50 % of the floor area would be dedicated for 'Medical' use.
- Use restriction no restaurant use.
- There would be no truck deliveries bigger than a box truck enforce through individual tenant leases.
- Suggested background noise to be kept to a minimum.
- Mr. Fiorilla the shared parking was addressed.

Township Planner Blais Brancheau

- Questioned whether the Board want to formalize that agreement or not.

Attorney for the Board Michael Sullivan

- They can work that out themselves.
- I do not want to send them back to the drawing board if they have been spending months trying to get to an agreement.

Board

- Unanimously agreed with the Attorney for the Board Michael Sullivan.

Mayor Ferramosca

- Member De Nigris has lost contact I would ask that Member Critchley fulfill the duty of the Chair.
- I will attempt to contact Member De Nigris so that he can give his vote.
- We have established contact with member De Nigris.

A motion to approve this application with conditions was moved by Member Byrne and seconded by Member Critchley.

Acting Chairman Critchley and Members Olsen, Glawe, Byrne, De Nigris and Mayor Ferramosca voted in favor to approve this application with conditions.

3) Hearing and public comment on the adoption of the Township's Housing Element and Fair Share Plan

Robing Welch was sworn in by the Attorney for the Board Michael Sullivan.

Robin Welch

- My business address is 25 Westwood Avenue, Westwood, New Jersey, 07576.
- Professional Planner with Burgis Associates.
- Gave a background on Hanover Township seeking resolution on the Affordable Housing matter.
- The Settlement agreement was updated between the Township and Fair Share Housing Center.
- A new Settlement agreement was sign on June this year.
- Updated 'HE & FSP' is dated 9/1/2020.
- It is substantially similar to the 2019 plan.
- The 3rd round obligation remain unchanged; RDP-550; unmet need – 425; and total 3rd round obligation – 975.
- The 'RDP' must be addressed before the end of the 3rd round in 2025.
- The unmet number does not need to be fully addressed before the end of the 3rd round in 2025.
- Primary change relates to the change of Overlay zones in the 2019 Plan.
- The '2020 HE & FSP' eliminates the overlay zones and proposed units distributed between the 'River Park' and the 'Airport Road' sites.
- Explained what the '2019 River Park Plan' proposed.
- The Amended 2020 'HE & FSP' continues the plan for the Eastern portion and expands to the Western portion of the site.
- There would be 500 additional multifamily rental units, with 75 affordable units at 15 % set aside.
- It also adds 2 additional special needs units to the Eastern portion of the site.
- 77 credits for unmet need.
- The amendment for the 'Airport Road Site 2020'
- Increases to 325 multifamily rental units from the previously 275 multifamily rental units.
- It generates additional 7 affordable units that count towards the Township's unmet needs.
- All the other plan components to address 'Unmet need' remain unchanged.
- Went over what has already received approval, what has been proposed, what is a settlement.

- The amendment to Pine Plaza 2020 'HE & FSP'
- Nikko Restaurant parcels removed from site.
- Consistent with the redevelopment plan adopted in July 2020.
- The Next steps that we anticipate are tonight the Planning Board will vote on the adoption of the 'HE & FSP & LUP Amendment'
- On 9/22/2020 the Planning Board will review ordinances for Master Plan consistency relating to the Housing Plan.
- On 10/08/2020 if the vote is in favor of the Housing Plan tonight then it will be referred to the Governing Body for endorsement and adoption of the ordinances.
- On 11/13/2020 we have our court scheduled amended fairness and compliance hearing.

Open to the Board for Questions.

After hearing none

After seeing none

Closed to the Board

Open to the Public for questions and comments

Gerald and Arlene Mersten were sworn in by the Attorney for the Board Michael Sullivan.

Gerald and Arlene Mersten

- 37 Polhemus Terrace, Whippany
- Read excerpt an article into from or around July 31, 2020 in which president Trump made a statement no longer need to be bother or financially hurt by housing and further explained and questioned how that affects the Township.

Robin Welch

- My understanding is that; that does not affect New Jersey's Law.
- We are in a middle of a Court requirement that we must address.
- I do not think that the declaration by President Trump has yet had an impact yet on Local New Jersey Laws but that might affect in the future.

Gerald and Arlene Mersten

- I think we must find an answer to that before we proceed.

Attorney for the Board Michael Sullivan

- The Township is under certain time restrains.
- Explained the lawsuit is being handled by the Township's Attorney.

Robin Welch

- We have to have everything adopted into the court by November 1st.
- This is something we can investigate before we go to Court.

Acting Chairman Critchley

- We will take your comments and or questions.
- We are under a deadline to move this matter forward.

Closed to the Public

A motion to approve the resolution for the adoption of the Township's Housing Element and Fair Share Plan was moved by member Byrne and seconded by Member Dobson.

Acting Chairman Critchley, Members Deehan, Dobson, Glawe, Byrne, De Nigris, Gallagher, and Mayor Ferramosca voted in favor to approving the resolution for the adoption of the Township's Housing Element and Fair Share Plan.

Member Olsen voted against adopting the resolution for the adoption of the Township's Housing Element and Fair Share Plan.

4) Hearing and public comment on the on the adoption of the Land Use Plan Amendment.

Township Planner Blais Brancheau was sworn in by the Attorney for the Board Michael Sullivan

Township Planner Blais Brancheau

- 1000 Route 10, Whippany, New Jersey.
- Explained the Plan Used Plan Amendment.
- Went over the 'Proposed Lan use and Zoning map'
- At the end of the document there are descriptions of 3 redevelopment areas.
- There is a 'Non-Housing' redevelopment plan.
- The map has been updated it.
- The 'Pina Plaza Redevelopment area' has already been described by Robin.
- There have been a few minor changes in the plan at other locations and provided examples.
- Show a table that is reflecting the changes made.
- A change at the 'Corporate Mailing' site and explained.

Open to the Board

After hearing none

After seeing none

Closed to the Board

Open to the Public for questions

After hearing none

After seeing none

Closed to the Public

A motion to approve the resolution on the Hearing and Public comment on the Adoption of the Land Use Plan Amendment was moved by Member Byrne and seconded by Member Deehan.

Acting Chairman Critchley and Members Deehan, Dobson, Olsen, Glawe, Byrne, De Nigris, Gallagher and Mayor Ferramosca voted in favor to approve the resolution on the Hearing and Public comment on the Adoption of the Land Use Plan Amendment.

Acting Chairman Critchley

- Thanked everyone involved for their hard work to get this positioned.

IV. OTHER BUSINESS

None

V. ADJOURNMENT

A motion to Adjourn was made by member Dobson and seconded by Member Gallagher. All members present in favor of adjournment

Meeting Adjourned at 9:33 PM

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