

**Minutes of the Planning Board of the  
Township of Hanover  
January 19, 2021**

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

**PUBLIC BUSINESS**

Chairman Peter De Nigris called the Regular Scheduled Public Meeting on Tuesday January 19, 2021 to order at 7:01 by Way of a Zoom Webinar Only and The Open Public Meetings Act Statement was read into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

In attendance were Members: Byrne, Critchley, Deehan, Chairman De Nigris, Dobson, Mayor Ferramosca, Gallagher, Glawe, Mian, Monzo & Olsen.

Absent were Members: None.

Members of the Public were: Terri Baird, Anthony Segalas, Diana Plaza, Dennis Wilson, Stephanie Tasin, John Kovaian and Gene 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 NONE**

**IV. MINUTES – JANUARY 12, 2021**

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

A motion to approve the Minutes from January 12, 2021 as written, was moved by Member Critchley and seconded by Member Byrne.

In voice all present voted in favor of approving the Minutes from January 12, 2021.

**V. PUBLIC HEARINGS**

<b>1) CASE NO.</b>	17-5-6-E2
<b>APPLICANT</b>	CELEBRITY ITALIANO AUTO GROUP, LLC
<b>OWNER</b>	WHIPPANY-110 REALTY, LLC
<b>LOCATION:</b>	110 & 130 ROUTE 10 WEST

WHIPPANY

**BLOCK:** 6601      **LOTS:** 1 & 13.01      **ZONE:** IB

Applicant is seeking a second extension of approvals for the preliminary and final site plan approval and variance relief 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 and was granted a one-year extension on January 21, 2020 for one year to December 19, 2020.

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

- Reminded everyone that for tonight's hearing in the building she has a hearing-impaired resident and 2 sign language interpreters and asked everyone to please be conscious and not to speak over each other to facilitate a clear interpretation for the resident.

For the record Member Critchley recused himself from the case.

**Steve Schepis – Attorney for the Applicant**

- Gave a brief overview of the previous approval and the petition of extension of time.
- Briefly explained the reasons for the second extension of time request.

Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC was sworn in by the Attorney for the Board Michael Sullivan

**Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- 320 North 21<sup>st</sup> Street, Kenilworth, New Jersey.
- COVID-19 hit our business, we are trying to survive, we hope this year we are going to pursue the improvements that we are requesting the extension for.

**Attorney for the Boar Michael Sullivan**

- Mr. Canderella so you in fact are pursuing this project and that is why you are seeking the extension, correct?
- It is my understanding there are still some outstanding conditions of the approval including but not limited to 'DOT' approval, but you are going to move forward and get all those satisfied correct?

**Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- That is correct.
- Our 'GC Redcom Engineering Architectural firm' is pursuing all the necessary governmental approvals.

**Attorney for the Boar Michael Sullivan**

- Mr. Chairman the applicant is seeking a 1 year extension which they are entitled under the 'MLUL' for protection from changes in the ordinance that will also extend the variance approval through 12/19/2021.

### **Chairman De Nigris**

- The DEP approvals: Are they pending or what stage are they in? Do you know?

### **Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- Explained and stated that their Engineering is pursuing it.

### **Member Byrne**

- Does the applicant have a current 'Certificate of Occupancy' for this facility?
- What are the plans to get a 'C.O.'?
- It has been hanging out for a long time and I would like to see it get done.

### **Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- Lexus has a 'C.O.' and Maserati has a 'T.C.O.'
- We are working with Mr. Wynne at the Sewage Authority and further explained.

### **Chairman De Nigris**

- It seems that the parking it is still going on Route 10.
- I think that was one of the issues to be resolved yet they are still loading and unloading cars there.

### **Steve Schepis – Attorney for the Applicant**

- We entered into an agreement with the Township through the Township's Attorney and further explained what the agreement entails.
- The Township was supposed to secure an approval from 'P.S.E.G.' which apparently it is not forthcoming. That is where I left off with the Township's Attorney.

### **Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- Explained what is being done to address the issue.
- I have called the Police at least 3 or 4 times on my way in or out of the building.
- Sometimes they came, sometimes they may have come after I left.
- I was there on one of the occasions where an officer showed up and did not even ticket the truck.
- Further explained the issues that they are facing.

### **Member Gallagher**

- On the Township committee we have been dealing with this issue for years, we have even referred to specific law.
- Although you are not allowed to park on Route 10 like they do if you do park on the main road there are patterns of cones, there are patters of triangles... it is very, very dangerous.
- We have had pictures shared with us where trucks are on the loan and driving across the loan.
- I am glad that you are bringing this up because at the end of the day we want to try to ascertain who is responsible for the truck out there and further explained.
- Thank you, Pete, for bringing this up, this is important to the Township Committee as it is to the Planning Board.

### **Mayor Ferramosca**

- This is probably one of the most dangerous conditions that we have on State Highway 10 and we need to get this fixed 'A.S.A.P.'
- We have been talking about this for long period of time and before tragedy happens let's get it done.
- I look forward to hearing as to when this going to get done by.

### **Chairman De Nigris**

- Referred to the prior approval.
- In the front of the Maserati Dealer, I believe in the evening there would be no cars there, it looks like your inventory is being store there which is not what we agreed to at the time.

### **Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- I will certainly investigate it and further explained.

Open to the Public for Questions

### **Terri Baird**

- 180 Parsippany Road, Whippany
- What is the timeline to get this to stop?
- I have sat through I cannot tell you how many meetings and I keep hearing this get brough up and I see the danger because the truck is parked on the side of the road and further explained.
- I was wondering if there is a timeline that could be put on this to get this to stop because it is tremendously dangerous.

### **Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- Any 'Lexus' or 'Maserati' of delivery that we get to the site come in off the street off Route 10 and unload on our site.
- These are 3<sup>rd</sup> parties' deliveries that are hired by am unknow source that are bringing cars to us unbeknown to us most of the time that are parking on route 10 and further explained.
- Once we come up with the solution as to where I am going to put the cameras ... and further explained.

### **Terri Baird**

- Where the trucks park on the side of the road it is clearly visible from the front of the 'Lexus' dealer, and your salesperson are always looking for customers coming in so you can sell cars. That is kind of the nature of the business ...
- Is there a way that may be if you see them to go out there and tell them you cannot park there? Or would it be okay for me to stop and tell them that they cannot park there?
- I have seen it so many times and I know how dangerous it is.

### **Member Gallagher**

- I know the amount of time that this Board took to make it clear that they are not going to be unloading cars on 'Route 10' ... I am having trouble understanding it 'we are not sure who's responsible for the cars being on 'Route 10' a 'State Highway' unloading cars to be delivered.
- The fact that we are going to get cameras going to the Police department is great! But in today's climate we cannot staff a video feed to see the agreement this body put forth is being abided by ....
- You can hear my frustration because we have been talking about it in the 'Township Committee' for years...it must stop before somebody gets killed...
- We cannot accept it that we are not sure who is responsible for it.

### **Chairman De Nigris**

- It is my understanding that if a delivery is made that the dealership is responsible for providing adequate space in the proper place to make that delivery.
- I know that the 'Lexus' dealership has a huge parking lot in the back. I would think that some accommodations could be made to take care of this issue.
- I would kindly ask that you please investigate it to see what we can do to unload off 'Route 10.'

### **Steve Schepis – Attorney for the Applicant**

- Mr. Chairman perhaps with the permission of the Board my client could put up a sign that directs all deliveries on site and further explained.
- Perhaps we can put signage out there that says all deliveries on site only.

### **Member Deehan**

- What about the concern about the cars on the weekends getting car washes?
- There is no way to bring them on site or anything?

### **Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- I have never seen the line back up to 'Route 10'
- I have seen it congested in front of the car wash.

### **Member Deehan**

- No, it is all the way down 'Route 10'

**Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- Our policy has changed; we only wash cars that are serviced that day and further explained.

After seeing none

After hearing none

Closed to the Public for questions

**Chairman De Nigris**

- Please investigate it I think you have enough land to unload cars into your property.

**Member Glawe**

- Just a minor comment, ... Why don't you just reject the inventory and have them take it back?
- You do that one of two times it would cost them some money. Maybe you will not have to worry about the parking problem.

**Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- Proceeded to explain his reasons as to why it cannot be done that way.

**Member Glawe**

- Reject the product I do not care who hired them.
- I will stop eventually.

**Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- We can try to try to do that.

**Member Monzo**

- Would it be possible say 30 days out or 60 days out pick a time frame to come up with a statement of the plan on how to mitigate that?
- What I have heard so far is a lot of excuses on why it cannot be done.

**Attorney for the Board Michael Sullivan**

- There is a condition that prohibits that unloading of vehicles on 'Route 10.'
- This Board is not an enforcement Board.
- It seems that the Township Governing Body who is an 'Enforcement Board' along with the 'Zoning Officer' is working with the applicant to try and resolve this.

- They can start enforcing the conditions of this approval if there is not a time frame that is satisfactory to them.
- Any motion to grant this extension is going to be subject to compliance to all prior conditions imposed and let the governing body work on the enforcement issue.

**Steve Schepis – Attorney for the Applicant**

- I would say to my client’s credit, whenever Mr. Semrau outraised an issue, we have been quick to respond, quick to give practical suggestions and work in good faith with the Township to resolve these problems and further explained.
- We will continue to diligently endeavor to cooperate with the Township.
- I would give credit to Mr. Semrau, he has gone above and beyond in working with us in trying to come to practical solutions to address this concern.

**Sal Canderella – Authorized representative for Celebrity Italiano Auto Group, LLC**

- We do not want anybody killed on the road...
- We have plenty of room on site and it is so much safer ...
- I am in total agreement it is a danger to the public ...

**Attorney for the Board Michael Sullivan**

- Member Byrne that is condition upon the applicant’s complying to all the conditions in the two prior resolutions, correct?

**Member Byrne**

- That is correct.

A motion to approve the second extension of time request with conditions was moved by Member Byrne and it was seconded by Member Deehan.

Members Deehan, Dobson, Glawe, Olsen, Monzo, Byrne, Gallagher, Mayor Ferramosca and Chairman De Nigris voted in favor to approving the second extension of time request with conditions.

2)	<b>CASE NO.</b>	19-10-15-R1
	<b>APPLICANT/OWNER</b>	RIVER PARK BUSINESS CENTER, LLC
	<b>LOCATION:</b>	34 EDEN LANE, WHIPPANY
	<b>BLOCK:</b> 3801	<b>LOTS:</b> 2 <b>ZONE:</b> RIVER PARK REDEVELOPMENT PLAN

Applicant is seeking Preliminary and Final Site Plan, Preliminary and Final Major Subdivision approval to construct a four-story 81-unit apartment building, including temporary office space, parking garage and related improvements and to subdivide the existing 73-acre tract into four lots.

Copies of the filed Application forms and supporting documents submitted by the applicant can be reviewed at the following link <https://tinyurl.com/yxuy15s3>

***Board Action Date –JANUARY 31, 2021***

For the record Mr. Critchley is back on and has rejoined the meeting for the next case.

**John Inglesino – Attorney for the Applicant**

- Introduced his witnesses for the night.
- Gave the location of the subject property and what is being proposed.
- Gave an overview on what is needed and what is being presented.
- This property is the subject of agreements entered to, between Hanover Township and the applicant regarding Hanover Township’s compliance with Hanover Township’s constitutional 3<sup>rd</sup> round of Affordable Housing Obligation and further explained.
- I would like to enter it into the record as ‘Exhibit – A-1’; resolution number ‘792020’ adopted on May 14, 2020.
- The Township and the Applicant continue discussions regarding redevelopment plan for the entirety of the Site and further explained.
- May 15, 2020 the Township and River Park entered a first amended and restated a settlement agreement which provided for the redevelopment of the entirety of the subject property.
- That ‘first amended and restated settlement agreement’ is also posted and would like to enter it into the record as ‘Exhibit A-2.’
- Proceeded to further explain.
- I would ask you to bear two things in mind; number 1 that we would be coming back to this board for additional approvals in the future for the balance of the site and number two that there are aspects to the settlement agreement which do not apply to this application but will indeed apply to subsequent applications that we will be bringing before this board.
- Briefly explained what the applications is seeking and what the applicant is proposing.

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

Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant was sworn in by the Attorney for the Board Michael Sullivan

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Bowman Consulting Ground, 54 Horse Hill Road, Cedar Knolls, New Jersey
- All licenses are current and in good standing.

**Board**

- Accepted by the Board.

### **Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Gave the location of the site, the block and lot and what surrounds it.
- Explained what the applicant is seeking for and what is being proposed.
- Explained the small changes that were made to the plans from the plans that were submitted.
- Explained what is being anticipated although it has not been formalized.
- Mr. Brancheau's review letter dated it November 23, 2020 indicated two possible violations: one being the number of parking spaces and two being the number of street trees spacing.
- Further explained the way this will be addressed.

### **Exhibit A – 3**

- 'Existing Conditions Aerial – Overall'
- Prepared by my office dated 11/12/2020.
- It is at a scale 1 inch equals 200 ft.
- It is an aerial photograph that was taken on 10/04/2020.
- The subject track it is outlined in red.
- The site has been mostly cleared and except for the western portion of the site.

### **Exhibit A – 4**

- 'Major Subdivision Exhibit'
- Prepared by my office dated 11/12/2020.
- This has the same aerial and further explained that it depicts.
- We will provide the requisite cross access and utility easements as necessary for this integrated development.

### **Exhibit A – 5**

- 'Overall Redevelopment Plan'
- Indicated what it depicts.
- Building number '1' is the building we are seeking site plan approval for and gave its location.
- This is an integrated mixed used community and further explained.
- Access to the overall development is proposed from Parsippany Road and Eden Lane, the entrance to the Proposed site is off Eden Lane.

### **Exhibit A – 6**

- 'Existing Conditions Aerial – Enlargement', dated 11/12/2020.
- This is at a scale of 1 inch equals 40 ft.
- This is an existing conditions aerial form 10/04/2020 of the subject proposed lot 2.03.
- Proposed lot 2.02 extends out to Eden Lane opposite Boxwood Court.
- Continued to explain what is shown in the aerial exhibit.
- Gave the number of live and dead trees being removed.
- Explained where the site slopes.

- Explained where the sewer easement is and what will be modified.

### **Exhibit A – 7**

- ‘Site Plan Rendering’ dated 11/12/2020 prepared by my office also prepared at a scale of 1 inch equals 40 ft.
- This takes the Aerial that was presented in exhibit ‘A – 6’ and inserts the proposed building and site improvements into that aerial.
- Gave the number of apartments and everything else that is within the 1<sup>st</sup> floor of this building.
- Gave the number of 1-bedroom, 2-bedroom and 3-bedroom units and specified the number of ‘Affordable’ units within those units.
- Gave an overview of the amenities being proposed and their location.
- Gave the location of the site’s driveway serving Building ‘1’ and further explained.
- Gave the number of parking spaces and their location with respect to the Building.
- The plan for parking is that each apartment gets one parking reserved for each unit, the rest would be first come first serve.
- Referenced Mr. Brancheau’s review memo; the residential unit or leasing office ...but really it is a manager’s office that there is a separate parking requirement associated with that beyond the residential units and further explained the parking demand and requirements.
- Mr. Brancheau also brought up a ‘Mixed Use Building’, it is not really a ‘Mixed Use Building’ because it is a ‘Residential Building’ that temporarily will have some office space in it and further explained the parking demands.
- If the Board follows Mr. Brancheau’s logic and interpretation of parking requirements we will request a de minimis exception from the ‘R.S.I.’ requirements and a deviation from the parking requirements.
- Just to clarify on page ‘2’ of Mr. Brancheau’s review memo dated 1/23/2020, because we are only using ‘2’ of the residential units with the ‘4<sup>th</sup> floor office space’, the residential parking demand would be 150.4 parking spaces and further explained.
- We are providing 5 electric charging stations, which is an amenity for the residents that they must pay for and further explained.
- These spaces are used for general parking they would not be reserved spaces.
- We are providing within the building the opportunity to expand these charging stations and further explained.

### **John Inglesino – Attorney for the Applicant**

- We are going to put in the necessary so sometime in the future we can provide charging stations for all the parking spaces and the garages because we are assuming that overtime the world is going to move towards electric vehicles, is that correct?

### **Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- That is correct.
- I want to say on the ‘total amount of parking’ we have done a lot of Midrise Buildings and while we recognize that the operative parking standards that are set forth residential site improvements standards, our experience, our clients experience on Midrise Buildings of these type is that the amount of parking that is needed is 1.5 to 1.7 parking spaces per unit not the 2 spaces per unit and further explained.

## **Exhibit A – 7**

- We are providing an emergency access road and gave its location.
- It shows as paved, but we are happy to do whatever the ‘Planning Board’ and the ‘Fire Chief’ will agree upon.
- Gave the location of the ‘Loading Area’ and indicated what it will be used for.
- Gave the location of the ‘Drop off Area’
- Indicated where the sidewalks are being provided and how it will be integrated.
- The Architect will discuss how the trash and recycling will be done.
- Gave the location of the underground parking. It will not be visible and further explained.
- Further explained the runoff and the detention basin modifications taking place.
- Ground water recharge - will be working with Mr. Maceira for that.
- Fire hydrants have been located throughout the site, they have been reviewed by the Fire Chief and he is satisfied with those and they will contain storm connections as requested by the Fire Chief.
- Explained how the sanitary sewer is connected.
- We will provide gas, electric, telephone and cable into the site from Eden Lane all these placed under ground.
- Reviewed the proposed land scaping.
- Explained the lighting for site.
- Went over the outside agency approvals obtained.

Open to the Board for Questions

## **Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Addressed Chairman De Nigris question.
- Deferred Member Glawe’s question to the Architect.
- Deferred Mayor Ferramosca’s question regarding light glare from the garage to the Architect.
- Addressed Mayor Ferramosca’s request to elaborate in terms of the connection between ‘Boxwood’ and ‘Road A’.
- Addressed Mayor Ferramosca’s request to elaborate in terms of turning movements at ‘Eden and Boxwood’ and how they promote safety.
- Deferred Member Monzo’s question regarding traffic lights to be addressed during his traffic testimony.
- Addressed Member Monzo’s question regarding the electric charging stations and on how to get from the west side of the building to the east side of the building to park on the surface parking lot.
- Addressed Member Monzo’s question regarding the possibility of additional parking needed.
- Addressed Chairman De Nigris question concerning the charging stations (parking spaces).
- Addressed Mr. John Inglesino’s question.

## **John Inglesino – Attorney for the Applicant**

- Elaborated on the charging stations to addressed Chairman De Nigris concern.

## **Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Deferred Member Mian's question regarding 'Alternative transportation Plans' for the development.
- Addressed Member Mian's questions regarding the 'Amenity deck', play space for children and or outdoor space and deferred question regarding the possibility of adding additional green infrastructures to the Architect.

Open to the Public for questions

**Terri Baird**

- 180 Parsippany Road, Whippany.
- Where is Patriot's Path going to be located?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- I do not want to indicate that 'Patriot's Path' going through here, we are making an accommodation for a connection to 'Patriot's Path' on the West side of 'Road A' and further explained.

**Anthony Segalas**

- 11 Eden Lane, Whippany
- As Someone that lives on Eden Lane, I can tell you that my back yard gets very wet and my biggest concern is what turning a lot of this green space into cement and concrete will do to the residents that already live here on Eden Lane and their properties.

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Addressed Mr. Segalas concern and further explained how their impact would be to the properties in proximity.

**Diana Plaza**

- 2 Briarwood Ct., Whippany, NJ.
- You said that you do not anticipate a lot of children in the development but with 3-bedroom units I would anticipate that there would be probably more than what you would estimate number of children so I wanted to understand what the impact of that would be to our 'Salem School' because I think that is the school that these children would belong to?

**John Inglesino – Attorney for the Applicant**

- I guess the answer is we do not know.
- The 3-bedroom units as I understand it, the Architect will testify to this are required under the 'Affordable Housing Regulations' and again this project is the result of a settlement so I guess the number of school children that may or may not come from this site before the Board it is not relevant factor so we would not be able to answer that question.

**Attorney for the Board Michael Sullivan**

- Let us ask Mr. Keller to answer that directly; was that study reviewed in any manner as part of this presentation for tonight?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- We did not do any specific calculations of the number of school age children that would be generated from this community and further explained.
- I do not have a specific number.

**Diana Plaza**

- Maybe the Board may have a number of how many additional students the ‘Salem Drive System’ can take in and that might help drive a result of how many can potentially live in these units.

**Attorney for the Board Michael Sullivan**

- Let us understand that these bedrooms mix, and the number of units were all part of a negotiated settlement between the “developer” and the ‘Township’.

**Diana Plaza**

- I wanted to understand with such large acreage developable here, is there a reason for the ‘Township’ to accept what seems to be a very compacted cramped living situation versus single family homes.
- 70 acres is a lot of space. Why is everything cramped into 4 story units and a 4-story housing?
- Has the Township considered an alternate type of housing instead of this? What almost is being described as those extend Hotel looking places in our town.

**Chairman De Nigris**

- As Mr. Sullivan said this was a result of a negotiating.
- The courts were involved were they not?

**Attorney for the Board Michael Sullivan**

- Blais maybe you could just provide some background on the Township standpoint please?

**Township Planner Blais Brancheau**

- There are number of factors that are driving the planning policy of this location
- First and for most is the ‘Affordable Housing Obligation’ that the Township has been imposed with by the State of New Jersey and further explained.
- The second thing is that this property has been planned as a ‘Town Center’, different in some of the details from what now has been approved in the ‘Redevelopment Plan’, but the same concept held through and further explained.

**Diana Plaza**

- I see them coming up all over town have we finally met our requirement from the State of New Jersey for ‘Affordable Housing Units’?

**Township Planner Blais Brancheau**

- It is not only in Hanover Township, but you will also notice it in a lot of municipalities and further explained.
- We have not satisfied the full obligation and in my opinion the Township will never satisfy the full obligation because the obligation is so astronomical, and the Township has so little available land left that our plan as it stands today will fall short for over 400 affordable units and further explained what that means.
- Right now, that is as much as we can do, and the court has agreed to that.

**Diana Plaza**

- Thank you for your honesty.

**John Kovaian**

- 2604 Cortland Ln, Whippany, New Jersey 07981.
- My question relates to the amount of parking because generally you would have 2 or 3 cars per household so I am feeling that there is not enough available space for parking because typically in a family the parents would have their own vehicle as the children grow up and become of driving age then they are going to need their own vehicles and therefore parking spots so there would not be enough and that is not even to mention visitors coming in to visit people who live in those areas so they would have to park on the street or something.
- This does not seem like it is a very good plan and I feel as it would be too crowded and with not enough parking spaces available for all the people who might need them. Where would they park at that point?

**John Inglesino – Attorney for the Applicant**

- Is there a question?

**Attorney for the Board Michael Sullivan**

- Yes, the question is: Is there adequate parking on site?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- The parking requirement is set for residential site improvement standards which regulates all residential projects and further explained.
- Went over the number of bedroom units as a request from Mr. Sullivan.

**John Kovaian**

- Which is my point, because if you have a family, generally most people have 2 vehicles. We are talking 81 units and 160 spots it is just not enough parking for everyone who would be living there and then you would not have enough and then where are people supposed to park? Are they supposed to park on the street? Where would they park?
- They will have to park on the street because there will not be enough parking available on site.

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- That is not what the state regulations require.
- Explained what his and his clients experience has been.
- Explained what the stated requirement is.

**John Kovaian**

- I am still not seeing how that is enough parking and if there are visitors I do not know where they are supposed to park.

**Chairman De Nigris**

- Mr. Keller is meeting the state regulations and rules and that is all the moment we can ask for.

**Attorney for the Board Michel Sullivan**

- Blais why do not we just clarify that because you do site a deviation in the number of parking spaces.
- You do generally site to 'R.S.I.S' you also site to the 'Redevelopment Plan' but as I calculate, I think when we went to the calculations for the interim use with the fourth-floor management office, I think we came up with a parking requirement of '166' spaces, does that sound right?

**Township Planner Blais Brancheau**

- I have '168' again there is some gray area as to the ground level, the management level, as opposed to the fourth- floor offices.
- Went ahead and explained his calculations.
- Explained the requirements based on the number of units.
- Explained what the studies show.

**Attorney for the Board Michael Sullivan**

- Blais, you are taking the position that he is not meeting the standards or Am I missing something here?

**Township Planner Blais Brancheau**

- I am taking the position that the standards are not being met. I am not speaking to the merits of relief and further explained.
- My calculation is that yes you need relief and further explained.

**John Inglesino – Attorney for the Applicant**

- Mr. Keller are you going to be providing any testimony regarding the share parking, the nature of this project, regarding the limited office use and the residential?... regarding your traffic testimony?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- I already provided the parking testimony and talked about the shared parking for the temporary use for the office on the fourth floor and further explained.
- My position, and I leave it to the Board's determination is that I do not believe the accessory uses that support the residential on the ground floor have a separate parking demand ...

**John Inglesino – Attorney for the Applicant**

- Went over Mr. Keller's prior testimony pertaining to the leasing agents.

**Member Critchley**

- Just in terms of your comments Mr. Keller, so in your opinion if you backed out your stance in the ground floor office reception in Blaise's comments on page 2. Do you have enough spaces, do you have the 150 or 156 or 154 to get rid of that variance? If we agreed with your ...

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- In the ultimate condition yes and further explained.
- We would be '3' short with the fourth-floor office spaces and further explained.

**Dennis Wilson**

- 3 Constitution Place, Whippany
- Is there any solar generation plan for the site?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- There is, I am going to defer that for the Architect.

**Stephanie Tasin**

- 3712 Boxwood Court, Whippany
- Where are all those trees going to be removed from on the map?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Addressed Ms. Tasin question.

**Stephanie Tasin**

- I live right there where this is all going to be going on and the trees that have grown up that I think partially was planted to replaced trees that were knocked down previously, are getting mature now so there is a nice big, thick buffer there; of almost forest looking trees and it is nice to have that buffer and not be staring at this big monstrosity of buildings and hotels and everything, I just wonder if there is a way to not have everything knock down and possibly use that as the buffer?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Addressed Miss Tasin’s question.

**Stephanie Tasin**

- I was not saying that you were not complying with the ordinance, I am worried about what I am going to be looking at.
- The other concern that I have and this is going to be possibly down the road, I was looking at ‘A – 5’ exhibit that you had and to me when I look at that it looks that the entrance directly across from the road is going to be the main stretch going directly straight in to the Hotels, the shops, the apartment complexes and I feel that is going to be a real problem as far as everyone coming and going out of that, I feel like I am going to be living next to a city honestly and the traffic coming in and out, I cannot even imagine what that is going to be like with all what you have described going in there.
- It is one thing with the apartment complex but from your diagram that street that is directly across from out street is going directly in at the Town center of hotels and shops.
- It is concerning to me; I do not see how that is going to be safe coming in and out of my own street.

**Chairman De Nigris**

- At this moment we are limiting our questions to what Mr. Keller has testified to.
- I appreciate your question, but we have not discussed the other portion that you are referring to.

**Stephanie Tasin**

- It was discussed and further explained.
- Is there another way to have it not come directly across the ‘Boxwood exit’?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- I just want to clarify that this ‘Exhibit A – 5’ is directly out of the redevelopment plan and further explained.

**Gene Pinadella**

- 38 Sunset Drive, Whippany.
- Go back to ‘A – 5’ that shows 3 ways in and out and further explained.

- Is there any contemplation that Parsippany Road is going to have improvements and has engineering eliminated any possibility of any connection to South Jefferson Road in the North bound lane only as a way out?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Yes.
- I would not say it has been eliminated it is not part of the redevelopment plan.

**Gene Pinadella**

- You talked about ‘Patriots Path’ you have not engineered how is going to get to what it used to be that commercial center on Route 10?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- No, and further explained.

**Gene Pinadella**

- Go back to your ‘A – 7’ that path that you talked about .... Is it possible that is paved and that it has curving?
- Will that ever connect to anything with in the development? And further elaborated.

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Addressed Mr. Pinadella’s concern.
- No and further addressed it.

**Gene Pinadella**

- You mentioned trash removal, trash is under the building... Can you get a truck in there to be able to get it?
- You mentioned the pool and the deck, and it was surrounded by the rest of the building. Does that mean that any light coming from that at night will be blocked...?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- Addressed Mr. Pinadella’s questions and deferred the last one to the architect.

**Anthony Segalas**

- I know that it was brought up that we are not discussing the entire project right now, but I thought that a part of this discussion was about the subdivision.

- Perhaps I am incorrect but if a part of this discussion is about the subdivision that means the lot has not been subdivided yet so if it has not been subdivided yet we cannot talk about the entire property. Is that correct?

**John Inglesino – Attorney for the Applicant**

- It is appropriate to ask questions with regards to the testimony in my view it is pertinent to ask questions with the testimony that has been provided so if there are questions regarding the subdivisions; those questions are certainly appropriate.
- It is not appropriate, and we will not entertain candidly questions regarding any future site plans or anything that is not part of this application.

**Anthony Segalas**

- Sir, I understand your point there on hypotheticals but if the question is on something that I have a big concern on; because again I live essentially directly across the street from the development if the concern is about traffic and the previous person had a very good point if there is going to be very considerate amount of traffic I think we should be able to talk about alternate places to put that traffic such as South Jefferson.
- I can understand that if we are saying that it has already been subdivided then those kinds of things are off the table but if it has not been decided ... we should be able to explore those options.

**Attorney for the Board Michael Sullivan**

- This application is to subdivide the property that is part of the application and further explained to addressed Mr. Segalas question.

**Anthony Segalas**

- I thank you Mike on that. That is why I was going to hold my question about the traffic which I will, but I just wanted to make sure what we are talking about was in balance because I did want to make that point myself but thank you Mike.

**John Kovaian**

- 2604 Courtland Lane, Whippany.
- I was wondering about the postal service, how will the letter carriers will be able to drive into and where will they park, where are the mailboxes? Are they internal, external mailboxes?
- Before the units open is there any kind of an agreement that needs to be made with the 'U.S Postal Service' between management and the Postal service? In terms of allowing all of this to happen.

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- The mailboxes are internal and further explained.
- If somebody must sign for a package? That is the standard procedure for this type of buildings ...
- There is always coordination on any development project with the postal service and further explained.

Closed to the Public for questions

**Member Monzo**

- What would be the projected population if all the units are filled?
- Where there any things investigated regarding to what the demographics of that population might be?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- I do not know we did not calculate that.
- That is not my area of expertise I cannot weigh on that.

**Member Monzo**

- I find it amazing that a project of this magnitude would not have any indication of what the population would be, and some concept of the demographics might be...
- Are any areas of the tractive land being set aside for the purposed of flexibility? and further explained.
- Is there any provision for having some expansionary areas?

**Eric Keller – Civil Engineer, Planner and Traffic Expert for the Applicant**

- This is the first phase of the ‘Town Center Project’ and further explained.

**Member Monzo**

- I am having a hard time visualizing the flexibility and further explained.

**John Inglesino – Attorney for the Applicant**

- Addressed Member Monzo’s questions.
- We would be prepared to pick up next time with Mr. Keller with traffic and further explained.

**Diana Plaza**

- What are the unit costs?...
- It helps determine the demographics that is my only point for even asking that question.

**John Inglesino – Attorney for the Applicant**

- That is not something Mr. Keller is able to testify to. These are rentals by the way; we understand the question and we will try to see what we can do to provide you with that information on that.
- Addressed Mss. Plaza’s question.

**Board Secretary Kimberly A. Bongiorno, L.U.A.**

- Next available date is February 16, 2021 or February 23, 2021.

**John Inglesino – Attorney for the Applicant**

- We can certainly proceed with the 16<sup>th</sup>...

**Attorney for the Board Michael Sullivan**

- Mr. Inglesino, Do you grant the Board an extension of time through the end of February?

**John Inglesino – Attorney for the Applicant**

- I will indeed Mr. Sullivan

**Attorney for the Board Michael Sullivan**

- The Board needs a motion to carry this hearing to February 16, 2021, 7 PM, via Zoom.
- Information will be on the Township's website.
- No further notice required.

**Board Secretary Kimberly A. Bongiorno, L.U.A.**

- Because you are the only thing on, I can carry the same information.

A motion to carry this case to the February 16, 2021 hearing with no further notice was moved by Member Gallagher and it was seconded by Member Critchly.

In voice all present voted in favor of carrying the case to the February 16, 2021 hearing with not further notice.

**VI. OTHER BUSINESS**                      None

**VII. ADJOURNMENT**

A motion to adjourn was moved by Member Deehan and seconded by Member Dobson. All Members present were in favor of adjourning the meeting.

Meeting Adjourned at 9:59 PM

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