

**Minutes of the Planning Board of the
Township Of Hanover
June 11, 2019**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00 PM in Conference Room "A" and The Open Public Meetings Act Statement was read into the record.

Board Secretary: Kimberly Bongiorno took the Roll Call.

In attendance were Members: Byrne, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Olsen, Chairman Pinadella.

Absent were Members: Critchley, Glawe, and Nardone.

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

1. Resolutions:

- 1) **CASE NO.** 18-5-10-E1
APPLICANT/OWNER OKSANA KHRAPKO
LOCATION: 31 KEARNEY AVE.
WHIPPANY
BLOCK: 8501 **LOT(S):** 14 **ZONE:** R-15

Applicant sought an extension of time to perfect the minor subdivision.
Extension granted May 21, 2019

Mayor

- The Mayor issued a noticed that everybody got about the governor calling and complementing the township about its developing process.
- We are very proud of the leadership we have in the Township Committee.
- Complements to everybody, job well done!

Chairman Pinadella

- I'd like to go back to resolutions.

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

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

- 2) **CASE NO.** 18-12-21
 APPLICANT/OWNER TFJ SOUTH JEFFERSON ROAD ASSOCIATES,
 LLC.
 LOCATION: 60 SOUTH JEFFERSON ROAD.
 CEDAR KNOLLS.
 BLOCK: 2602 **LOT(S):** 7 & 8 **ZONE:** 1

Applicant sought preliminary and Final Site Plan in order to construct one new externally illuminated freestanding directory sign. The proposed sign is fully compliant with section 166-147(C). Application approved May 21, 2019

Approved as written after one typo was corrected

Chairman Pinadella

- Any changes or amendments?
- Seeing none, I'll ask for a motion to approve?

A motion to approve the resolution as written after one type was corrected was moved by Member De Nigris and seconded by Mayor Francioli.

Members Deehan, De Nigris Olsen, Byrne, Ferramosca, Mayor Francioli, and Chairman Pinadella voted in favor to approve the resolution as written after one type was corrected.

- 3) **CASE NO.** 19-4-4
 APPLICANT
 OWNER JMF ACQUISITIONS GROUP, LLC.
 LOCATION: PINE PLAZA ASSOCIATES.
 92 MOUNT PLEAANT AVENUE.
 831 ROUTE 10 EAST
 WHIPPANY.
 BLOCK: 8803 **LOT(S):** 17 **ZONE:** R-15
 4001 12 & 14 B-10

Applicant sought a minor subdivision for future development purposes, pursuant to a settlement agreement executed on March 22, 2019 and for environmental NJDEP approvals requiring the residential portion of the property to be on a separate parcel which will allow for an Unrestricted Use RAO. Application approved May 21, 2019.

Approved as written.

Chairman Pinadella

- Any changes or amendments?
- Seeing none, I'll ask for a motion to approve?

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

Members Deehan, Olsen, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor to approve the resolution as written.

4)	CASE NO.	18-10-18-R1
	APPLICANT	HARTZ MOUNTAIN INDUSTRIES INC.
	OWNER	118 ALGONQUIN PARKWAY LLC.
	LOCATION:	118 ALGONQUIN PARKWAY. WHIPPANY.
	BLOCK: 6801	LOT(S): 2 & 5 ZONE: 1

Applicant sought Amended and Final Preliminary and Final Site Plan Approval for relief from a condition of the recent approval, namely the requirement to consolidate two tax lots. The does not seek change any uses or improvements with this application. The two lots are owned by distinct entities and are financed separately. Application approved May 21, 2019.

Approved as written.

Chairman Pinadella

- Any changes or amendments?
- Seeing none, I'll ask for a motion to approve?

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

Members De Nigris, Deehan, Olsen, Byrne, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor to approve the resolution as written.

2. Minutes – April 23, 2019
May 14, 2019

Approved as Written.

Member Deehan

- In the middle of the second page it says Start-Lo instead of Star-Lo, Does it matter?

Chairman Pinadella

- Do I have a motion to approve both sets of minutes with a minor amendment to the April 23rd minutes?

A motion to approve both sets of minutes with a minor amendment; to the April 23rd minutes identified by Member Deehan was moved by Mayor Francioli and seconded by Member De Nigris.

All Members present voted by voice vote in favor to approve the resolution for both sets of minutes with a minor amendment; to the April 23rd minutes identified by Member Deehan.

3. Referrals – Ordinance 20 - 2019 Short Term Rentals to the Township Committee and Authorization for Chairman Pinadella to sign letter.

Approved and authorization granted.

Chairman Pinadella

- Do I have a motion to approve and authorization granted?

A motion to approve and authorization granted was moved by member Dobson and seconded by Member De Nigris.

Members Deehan, De Nigris, Dobson, Olsen, Byrne, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor to approve and authorization granted.

Ordinance 24 – 2019 – O-S Zone District Regulations to the Township Committee
Authorization for Chairman Pinadella to sign letter.

Approved and authorization granted.

Chairman Pinadella

- This is the one as you recall where the hotel is and others in the new zone, the OS – Zone.
- I think that we are all in agreement.
- Do I have a motion to approve and to sign the letter to forward it to the Township Committee?

A motion to approve and authorization granted was moved by member Deehan and seconded by Member Byrne.

Members Byrne, Deehan, Dobson, Olsen, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor to approve and authorization granted.

4. Discussion – Amended Zoning for Pending Annexation/De-Annexation – Blais Brancheau.

Township Planner Blais Brancheau

- Discussed how the annexation would occur
- We recommended this area here be designated a redevelopment area.
- It was in the redevelopment plan, it was adopted that is why the zoning map says redevelopment plan overlay.
- Underneath is the existing IP zone.
- What's being discussed with Township Committee is a boundary change where Hanover would acquire portion of Parsippany here and Parsippany would acquire portion of Hanover here, they wouldn't own.
- The reason for doing that is so the peninsula line doesn't go right through the middle of the lots it's cleaner that way.
- The issue is that if that annexation were to occur, the land that we would acquire it would have not zoning.
- So because it refers to the underline zoning what zoning would apply in the case of development
- So what I am suggesting to the board is I just need your agreement with me or disagreement if you disagree, is that we merely extend this existing IP zone on the zoning Map to include the annex portion at such time where the annexation would take effect.

Board

- Which would allow the hotel?

Township Planner, Blais Brancheau

- Yes. The redevelopment, allows the hotel.

Board

- It makes sense but question, either way works.
- Parsippany they are doing or finished already the study but also have the hearing in the redevelopment zone with that being said Shouldn't they have created a Hotel zone? And then the annexation would carry through.

Township Planner Blais Brancheau

- Well there was one of five one is part of the Hanover
- Once it's part of the Hanover it'll take place

Board

- What is that area now?

Township Planner Blais Brancheau

- In Parsippany it is an office zone.
- Once it becomes part of Hanover the zoning no longer controls it and we don't have any zoning.
- So I'm saying we do simultaneously with an annexation, the rezoning to expand the zone.

Board

- Makes perfect sense.
- And they would have to do the same.

Township Planner Blais Brancheau

- They would have to do the same for Parsippany but it is up to them what they do with their land.
- Explained why this all needs to be done simultaneously to avoid red tape.
- See what was going to have to happen since nothing that we do applies to Parsippany, once that boundary is changed, we are going to have to do another study to determine the Parsippany portion that's coming into Hanover and the area in need and then adopt a redevelopment for the additional portion that is coming into Hanover. That hasn't happen yet.
- There is going to be a couple of month period there would be no redevelopment for the annexed portion or no zoning unless you want to do this simultaneously.

Board

- It's a lot of red tape.

Township Planner, Blais Brancheau

- Yes, a lot of technicality.
- Technically there would be no zoning for couple of months in which time town can come in and do something and we would have not zoning regulation to control.

5. Discussion – Retail Sign Regulations – Blais Brancheau.

- Explained where all of the zoning currently is and what is in the zone.
- I have a revised ordinance; I made two changes both involving the calculation of the sign area and wall signs.

Board

- Was it revised again from when you distributed?
- I think the diagrams are great very simple.

Township Planner, Blais Brancheau

- The one that was in your mail box don't use that one.
- The way you know you have the right one; it says revised draft on the top.
- That's the idea to try to make it simpler.
- I like to go through the whole thing with you and I have a redline copy of it in my email I can give it to you but I think what this is doing; it's one stop shopping for retail development sign regulations.
- The zones this would apply to is; the D zone and this area is Cedar Knolls where the Pronto deli and shopping center is.
- B10 which is Route 10.
- DS which is Morris county mall and technically the JCC side is in the DS zone but it is not retail.
- Whippany center zone it would also apply to the retail development portion of the IB3 zone which is Hanover Avenue as well as the Wegmans shopping and the restaurant seasons 52 that we approve actually that is in the B10 zone I take that back.
- This would apply to the Wegmans; to reference it you will see those terms right here if you actually go to those zones will be referencing these regulations.
- So that pretty much covers most of the retailing in Hanover Township except the retail that exists in the residential zone.

Board

- Like Pine Plaza

Township Planner, Blais Brancheau

- Pine Plaza is in the B10 zone and cover by this as well.
- Right now today as we talked about in prior meeting we have about 4 set of regulations in the zone, this would be one set of regulations.
- Mostly the same there were some differences here that I kept, for example where Wegmans is because of this remote location, it's because of its highway access and frontage it gets special treatment when it comes to free standing signs.
- Other than that I think this is one size fits all.
- I have supplied with tables of what we have already approved so if at one point you want to ask say; how would we compare it with what we have previously approved I can tell you that I tried to strike a balance which means in some cases this would allow more that what was previously approved in some uses but less than what we approved for other ones so like I said it's kind of in between.
- Somethings we've approved still won't be approved so still would not comply if this were adopted somethings flipped that needed variances before.
- They'll still have to get variances for certain things.
- This should reduce the amount of variances relief that's in the end.
- Alright let's start with Section A zone requirements.
- Has to be accessory use of the same property, the intent of that is for billboards basically, we're not allowing billboards.

- A2 defines what a principal sign is and a secondary sign.
- Principal signs and what we typically what secondary signs would include like secondary signs for special types of signs.
- B is the retail sign regulations.
- Because the zones permit other uses than retail there is a subsection C; which is sign uses other than retail. We only refer them to the office and industrial zone regulations.
- So for example in the B10 zone that permits office development; they would be subject to the same standards to the office development as in the office zones.
- So B is the focused here.
- C is not really changing.
- B is talking about retail sign regulations.
- So first we talk about principal signs; A types, everybody can have wall signs.
- Freestanding signs can't have it unless you have 25,000 sq. ft. of floor area at least 200 ft. of frontage you don't get a freestanding sign and the reason for that is to minimize sign cottage.
- We said last time we don't want to be like Route 22 where there's so many signs you can't keep the view straight.
- Content is limited to the name of the development, the name of the business, logo and street address.
- We're allowing things like phone numbers, email address', a whole bunch of clutter.
- As you can see that's the top of page 2 about wall signs.
- This is the principle wall signs; quantity one for each wall that faces a street or public parking or the parking area for the business
- It says parking area for entrance of the establishment, not for employees in other words.

Board

- I thought we had said would allow 3 if it was on roadways that are internal drives, not specifically for parking areas.
- I recall roadways and main drives within a parking lot.
- If the side of the building only has access to a parking area without an internal drive I didn't think we were going to allow the signs.

Township Planner, Blais Brancheau

- We can do it wither way; I don't have a problem with it.

Board

- Let's do a practical illustration of this, we talked about Shoprite and we talked about the bank, that's a great illustration.
- There's a sing on Hannover Avenue facing and there is a sign on the side facing a principle drive. That's one.
- The next one would be where we have the Auto Zone Ridgedale Avenue.
- Auto Zone has signs in all four sides and there's not principal drive it's just parking lot area so this would allow a 3 wall sign for parking area.

- We all understand the illustration, the question is I ask is; which one is facing the lot.
- Auto zone has 2 lots and an exit.
- Has an exit drive after Ridgedale Avenue and an inside driveway on Ridgedale Avenue.

Township Planner, Blais Brancheau

- The difficulty is in defining what a drive vs. the parking isle.

Board

- Main drive.
- Like the one behind the Auto Zone I curbed on both sides

Township Planner, Blais Brancheau

- Yes sometimes they have space, sometimes they don't.

Board

- That's a parking isle
- I thought we had talked about when we are talking about being an external drive; there would be no parking directly on that drive.
- Like Shoprite has an in drive that goes directly there is not parking off of it, we battled on whether we should allow it or not, whether cars can back out onto the driveway.
- What's the purpose of the sign that I think identify, is directional it helps you get there.
- But the question is if they have a street sign and an internal drive and just parking with no drive on the other side, or parking with not drive on this side; do we want to allow a third sign, if you do that fine, I thought we were going to limit that.
- The street is clear, the early entrance, and I'll define the entrance between the QuickChek and Auto Zone there is an entrance to come in or can you get in through Hannover Avenue coming down through.
- You have to go down the road.
- You have to go through a main drive that says QuickChek and Auto Zone.
- To me those are the 2 sign areas the frontage to Ridgedale
- And now there is a sign on the rear of the Auto Zone facing the main shopping area.
- The question is, is there a business that needs more than 2 signs
- I get it one I advertising and as many wall signs as they can get but with a place like Auto Zone if they had only two signs and you couldn't find it.
- In between the QuickChek and the Auto zone there is a driveway.
- He's got it.
- I don't remember the other one.
- There's no other one, that's it.
- You can come out, but you can't get in to Auto zone through there.

Township Planner, Blais Brancheau

- Here is the air photo.
- The entrance to the parking lot it's one side only.
- You're not just saying facing a main driveway, you're saying facing a main driveway that provides access to the parking area for the business.

Board

- A main driveway where they have access, which is this.

Township Planner, Blais Brancheau

- That would limit Auto Zone to two signs

Board

- Because I see the other driveway faces their back wall.
- They wanted four.
- We gave three.
- Well we're not specifying, we're saying here's a condition not to exceed 3.
- You don't want to go beyond three.
- Not to exceed three.

Township Planner, Blais Brancheau

- Yes but you don't even get three unless you face trees and or main driveways that connect the street to your own parking lot.

Board

- I'll restate what you said, a main drive that provides access to the business and or connects to a public street.
- Hold on now, I'm confused can we go over again Blais please.

Township Planner, Blais Brancheau

- Basically it says; one per wall that faces the street upon which the property has frontage and on each wall that faces a main driveway meaning a roadway connecting the street and the parking areas for the business to which the sign is accessible.

Board

- That's not what that is though. That doesn't connect the street.
- Yes it does.
- Above Auto Zone make a cut, above that; now if they had that, they could have 3. But they don't.

Township Planner, Blais Brancheau

- Ok so that's quantity.
- Sign location it has to be on the wall, canopy, which is part of the building occupied by that business.
- In other words you can't occupy somebody else's wall; it has to be in front of your business.
- Horizontal sign dimensions; 50% of the width of the wall that you occupy up to 50 ft.

Board

- Take the new Lows coming in they have 100 ft. run they can have a 50 ft. sign

Township Planner, Blais Brancheau

- Lowe's sign was 50 ft. wide; I think that is the biggest sign.
- The cross roads it was 42.87 ft.
- Wegmans sign was 36.04 ft.
- I think there was another sign at the cross roads 43.05 ft.
- Those are the widths.
- These would cap it at 50 ft. regardless of how wide the building is or your store front but is 50 %.
- So if you had a store front that's 20 ft. wide; you only get a 10 ft. wide sign and that is what the diagram illustrates down below.
- Sign area
- Now this is again, Mayor your idea here would require this to be revised.
- What is currently written as 1.25 sq. ft. for a foot of width of the exterior wall towards the sing as accessory?
- So if you had a 100 ft. wide field you'll be allowed a 125 sq. ft. sign, no more than 50 ft. wide in the case would be 240 ft. tall.
- You can make it narrower or make it taller.
- We got rid of the vertical sign dimension restriction.
- So if you want width, you can't have width and height and if you want height you can't have width. You can't have it both ways, so we capped it at 400 sq. ft.
- Just so you know there are some that will still violate this.
- The area for example of Wegmans sign partly because of the way we calculate sign area was 456 sq. ft.
- The Lowes sign was 894 sq. ft.
- Shoprite's biggest sign was 210 sq. ft.
- The pro-services sign at Lowes was 210 sq. ft.
- At cross roads the biggest sign was 400s q. ft.
- Most of the signs are smaller than that, again the Lowe's building it's a really tall building.
- Again I tried to strike balance here and some of them will still be larger than what's permitted but closer than what's allowed today.

Board

- In terms of, are we going to define how we calculate a sign? This is clear in terms of how you mentioned it. But are we going to define it?
- Like the big L, you know do you measure it the square footage of the “L” and then you measure the square footage of “owes”?

Township Planner, Blais Brancheau

- Well we can change that.
- I can tell you what it says today.
- The way the current code reads and I used this in my report on Wegmans when it came in.
- I said that our current ordinance, let’s say your sign was the pet store. Our ordinance will calculate the dog as that rectangle and if I do this it’s the same size as that but it sure looks bigger.
- And I think what you’re saying is it can be calculated on a letter by letter basis which would then do something like that but it can get very complicated it.
- Let’s say it’s a script sign where they slanted now you start calculating it gets kind of tricky to calculate it that way.

Board

- I think the way it’s being done it is a reasonable way.
- Limited to the height of the ascender and the depth of the descender and that is the maximum vertical and then the width.

Township Planner, Blais Brancheau

- So I mean if someone was to argue for relief basis you can deal with it on a case by case.
- It’s a lot more consistent closer to what you’ve approved in the past not totally there.
- So now on the Mayor’s point, on the sign area, I would put in front of the board is; do you feel we should allow to a sign area to a main sign and a smaller area for the second and third sign if they’re allow to have them? Or should they all be allowed to be the same size?
- The way this is done each sign can be the maximum based on the wall.

Board

- Each sign can be the maximum based on the wall proportion.

Township Planner, Blais Brancheau

- Based on the wall is narrower than the other wall it has to be a smaller sign but assuming all the walls are the same sizes all the signs can be the same sizes.

Board

- You don't think it could be overbearing.

Township Planner, Blais Brancheau

- My feeling is that if you are going to do this, if you are going to do a varying area, any sign that faces that street, other than the sign that faces the internal driveway; because on the street traffic is moving faster and you're further away as if you're internal to the development you are not going to need as big of sign to identify you could go with a smaller one.

Board

- What if I'm set back off the road, let's just think of Pine Plaza, I'm set back, I'm off the road, in fact my primary access is this connectivity roadway.
- Which I have an entrance and exit on to that interior main driveway to get into my building, I might want the bigger sign over there, so it's like I don't want to get.
- I think it's up to you where you want the bigger one.
- But all I 'm saying is one personal big sign and then a secondary to whatever dimension, size, percentage you decide.
- I think it even helps the retailer to say this is the main entrance to my building to some degree, I'm just saying.

Township Planner, Blais Brancheau

- But my question is, do you want to do different sign areas for one versus others.
- Secondly we can talk about if you do how we can do that.
- But first does the board agree to allow only one big sign?

Board

- Let's pretend that the new Chick-fil-A that just open was in Hanover Township.
- You got Chick-fil-A on Route 10 they could have a sign there, then they could have another sign at the entrance of their building which is the main drive up parking lot; that's a good illustration.
- You can use that. The principal entrance to Chick-fil-A is from the parking lot off of Route 10 and inconsistent with the other buildings there, all the main signs face their entrances into the parking lot.
- Now the case with Chick-fil-A they have a wall and the others don't. They have a wall that faces 10; it'd be secondary on 10.
- If you're a retailer and you got forty thousand cars a day going on Route 10.
- Would I want that? Sure.
- This is shopping mall and it is initially designated by a main sign to the entrance to the mall.

- In other words Chick-fil-A isn't just on Chick-fil-A. If Chick-fil-A was on the high was by itself and you didn't allow a pier sign or something; I mean that makes a different argument.
- So what Ron is suggesting is whatever sign they decide is the principal sign, should be the specs identified here in Blaise's item number 4. It's a secondary sign.
- Let me give you another illustration; I'm on the car of Ridgedale and Hanover and I've got a BJ's now and on my BJ's I've got doors that are on both sides. I'm on two four lane roads. You're going to tell me; one side of my building I can have a sign which is 50% of the width and the other one it has to be smaller?
- I don't understand it, it's inconsistent.
- I think if you're on a corner, a corner you have to allow the same size.

Township Planner, Blais Brancheau

- So you're saying this; signs that face the street can be bigger than the signs that face that don't face the street, that face an internal driveway.

Board

- That's the condition.
- Well let's talk about, I mean I could leave with that. One side for the argument we want to do by the retailer.
- They could want the sign 100% of the front of their building, on the other side of this I am taking the position that you don't want turn highways into lit up circus areas either.
- I think what Blais just said is; any building that has two sides facing main streets, can be designated as principal signs for sizing.
- Any other sign that faces an internal driveway would be considered secondary but you can never have more than two principal signs; so if the access coming off a driveway they decide they want to make that a principal sign then you can give them a principal sign there, and one on Ridgedale but you would give them a secondary sign on the other side.
- Okay so a good illustration of what you're saying is QuickChek across the road, you have state Highway 10, You've got South Jefferson Road and Ukraine. You can't have 3 principal signs, you could have 2 because it's a corner lot.
- As long as they are on a main road, facing the main road.
- Yes, okay no main driveway it has to be an artery in other words a main road.
- It has to be an artery.
- I will go, I can live with that.
- Because in the case of Bergen county Mall, let's take the BJ's you know it's going to be embedded.
- On one side it's going to be a driveway with a McDonalds on a pad and then it's going to connect to a Walmart.
- So clearly state this; go ahead.

Township Planner, Blais Brancheau

- I don't have a consensus of board.

- What's put before the Board right now is to allow to require and to permit a larger size sign for those signs that face the streets than for those signs that don't but only up to two.
- Only up to two principal signs can be the larger size any additional principal signs if permitted like the third one, it has to be small.

Board

- But the way to get to the two principal signs is you have to be on a corner lot or arterial roadways.

Township Planner, Blais Brancheau

- Well yes you have to face the streets.

Board

- Not like the Auto Zone.
- Not the main road.

Township Planner, Blais Brancheau

- We'll have to define what arteria is.
- John is saying Arterial Street, because Ukraine is a street.

Board

- I'm trying to differentiate between Ukraine and South Jefferson Road.
- Ukraine would qualify as a street.
- No, but since they face three streets they can only have two signs, and they can pick the two signs they want up.

Township Planner, Blais Brancheau

- They can have 3 signs
- But they can only have two large signs.

Board

- Can they put it on any side they want?

Township Planner, Blais Brancheau

- I guess technically they could yes.
- There's two things; one is they want visibility from the street. Secondly they probably want the big sign on both the main entrances.

Board

- Generally the big street.
- In the case of AutoZone, they would want one off the parking area where it comes in off the internal driveway and they'd want one probably facing Ridgedale Avenue.
- I think the other street would have to be a smaller sign.
- You're giving them two signs. You're giving them a principal sign which is 50% of the linear footage of the frontage in that case Ridgedale Avenue.
- Now we didn't discuss the second sign.
- To go to John's scenario the QuickChek applies to a corner having two major arteries.
- But now Auto Zone does not so we need the secondary percentage.

Township Planner, Blais Brancheau

- Yes, 2/3 or whatever.

Board

- QuickChek is a good example because you have two primary roadways and then you have it serve by a main connectivity drive so that side wall of QuickChek that would be a step down sign.
- To be the secondary sign.
- The way this is set up is; Auto Zone here they will only be allowed two signs.
- That's right.
- But only one of them would be the principal sign and the other one would have to be a secondary no matter where they put it.
- I don't know how you guys feel about it.

Township Planner, Blais Brancheau

- QuickChek has three, they face Hanover, they face Ridgedale and they face the same driveway that provides access to Auto zone.

Board

- But they wouldn't have that if this goes in.

Township Planner, Blais Brancheau

- I thought we already said up to three signs.
- The two could be bigger than the smaller.

Board

- Two could be bigger and two could be smaller and they could pick.
- So it works.

Township Planner, Blais Brancheau

- I'm confused now because I thought we were saying allow the signs that face the street can be big but then they can't pick

Board

- You're right they will not be able to; they'd have to have a sign to Route 10, a sign for South Jefferson and a smaller sign for Ukraine.
- Just like that we have primary, primary.

Township Planner, Blais Brancheau

- So are we on an agreement with that?

Board

- We are on an agreement.

Township Planner, Blais Brancheau

- Alright so as far as the smaller sign; you want to say $\frac{2}{3}$, $\frac{1}{2}$, $\frac{3}{4}$ of the main one?
- Actually it's going to be based upon the wall I should say that.
- So instead of 2.5 sq. ft. for each foot of width of the wall it would be something like .75 sq. ft.

Board

- It'd have to be enough of a diminutive change to know that it is not the main sign. Okay let's start on that.
- So the 50 % of the wall is one; is their main sign, whatever the board decides whether it is 25% or 30 % would be the secondary.

Township Planner, Blais Brancheau

- Yes. I am going to say .75 sq. ft. about 60%.
- So let me get this straight.
- A main sign equals facing Street up to two.
- Secondary sign equals facing driveway not facing street because you could face a driveway and a street, not facing street and that would be .75 sq. ft. per each foot of whisk wall.

Board

- Before we leave, let's all go to Wegmans. Wegmans has some really great signs over there but what we've just designed, our signs would say that area, that road way which I'll call North Ridgedale Avenue for a lack of a name for it, that's just a big brick wall now it doesn't have any signage on it.
- According to what we just drafted they could put a sign on that big brick wall which would be a secondary sign.
- Smaller than the main entrance

Township Planner, Blais Brancheau

- And they'd have to eliminate the sign that faces 287, so right now they've got a sign that is west, east and north alright, they don't face as you said the extension to Ridgedale Avenue.

Board

- What do we do to the gym?
- The 24/7
- Facing 287
- They have a sign over the main entrance facing Wegmans.
- I think there's one on the side.
- Well the main entrance faces "North Ridgedale Avenue" and the parking lot is that forth portion to Ridgedale Avenue so that's their main entrance.
- Their side is the Wegmans side, in other words; their side of their building faces Wegmans.
- My guess is that under this plan they would opt to put one on, on one side, one on the Wegmans side and the smaller one on the 287 sign.
- Can't see it, a waste of money.
- See on that side I see a sign coming in which faces North Ridgedale, I see a secondary which is the 30% of the Wegmans sign, it doesn't face the street, it works.

Township Planner, Blais Brancheau

- Sign height from the ground level, projection 12" which we had.
- Compatible design theme; this we already have, this was modified to add a criteria and that is vertical sign dimension, as pick two of these four criteria to establish a theme and all the signs have to meet that theme going forward.
- So you need the type of sign, type of illumination, location or the vertical dimensions.

Board

- Will this have eliminated what they did on Route 10 on that shopping mall up in Denville; Union hill?

Township Planner, Blais Brancheau

- They vary quite a bit; they're all of a similar type.

- They would comply on the basis of sign type possibly sign illumination, they might meet this on the basis of sign location.

Board

- If you go over to where the AutoZone is; they've got a number of different buildings with all different types of signs.

Township Planner, Blais Brancheau

- This isn't intended for different signs.
- It is to say that some of the elements have to be shared and common.
- Again the old regulation, everything had to be the same color, the same font, the same size and it was restrictive that it was too much.

Board

- That was the design around Pine Plaza.
- It had to be the same type of lettering, the same look.
- It works on a strip mall like a Pine Plaza or Union Hill, but when we come to Pine Plaza you have a number of different buildings here; you're going to have 4 – 5 buildings or more.
- You're trying to say if there are different buildings.

Township Planner, Blais Brancheau

- No this is saying that even if there isn't we are allowed a variation and signs like they did in Union Hill.
- You think this is somewhat too restricted?

Board

- I am ok with this in a strip mall because it works nicely in Union Hill because they are all different but all kind of the same.
- But I would think if you have multiple buildings on the site then may be that is the only place where you are going to have it.
- Aren't they all going to want logos?
- Depends on what they are, but yes, what I mean if you get a kind of a chain food store a whole foods or something like that; they are going to want their whole foods ...

Township Planner, Blais Brancheau

- Keep in mind that if they are internally illuminated in a way that they are all located in the same area of the building; not exactly but all located in the same area of the building, of each building I mean, in other words; all canopy signs or wall signs that would comply.

Board

- Whippany Village; that would work.

Township Planner, Blais Brancheau

- Yes.

Board

- We can handle it in the effect that it happens?
- But if they are all in the same building; they have to comply with all similar type signs.
- If they are in separate buildings then each building would have to have similar signs.
- So if there is more than one tenant in three different buildings; you have three tenants on each three different buildings would have to have similar signs but all three different buildings can be slightly different as long as it meets the requirements.

Township Planner, Blais Brancheau

- Same thing could happen there though, you could have a national chain; who have their sign and it is their sign and they want their sign.

Board

- When Pina Plaza is redeveloped; redeveloped in an architectural pleasing way.
- My fear with this is we are going to be changing this by variance.

Township Planner, Blais Brancheau

- I'm trying to strike a balance between the rigid uniformity that would require of Pine Plaza and if anything goes we'd have a tree ring circus.

Board

- I am okay with this; we should expect a variance or two.

Township Planner, Blais Brancheau

- Well yes we could revisit this if we find it's not working and losing it up.
- That's it on wall signs now we go to free standing signs; quantity, this is except for the OBDS zone which is Wegmans.
- Which I talked about keeping what allowed for Wegmans the same in 1B, 1A is everywhere else.
- Again you don't get a freestanding sign unless you have 25,000 sq. ft. of floor are and 200 ft. of street frontage.

- You get one sign for each driveway that provides access to the property from a public street up to a maximum of two signs per street.
- But in no case more than four for the entire track. Just the site precedent of what we've approved would pass the number of free standing signs.
- Seasons 52 got one street, one driveway but they don't front from driveway.
- Shoprite got two freestanding signs and two frontage signs.
- CrossRoads which is AutoZone, QuickChek, etc., have four freestanding signs; two per frontage, they have two driveways per frontage as well.
- Lowes got two there are two frontages.
- Whippany village has three freestanding signs, etc.

Board

- So what do you do with PC Richards as an example?

Township Planner, Blais Brancheau

- PC Richards I 'm trying to remember, they have one frontage on Route 10.
- I don't know if that is a separate street the jughandle.

Board

- They have one principle sign, PC Richards on the front of the building period.
- They could put one on the side of the jughandle if they wanted to?
- That road was going to go all the way through but we wouldn't do it.
- There is a street there, but that is my point, go back to talking about free standing signs they don't have one.

Township Planner, Blais Brancheau

- Are there 25,000 sq. ft.?

Board

- If there's 25,000 sq. ft.; they have the ability to put a freestanding sign.

Township Planner, Blais Brancheau

- They would technically be allowed.

Board

- Obviously they don't need it.

Township Planner, Blais Brancheau

- Question on the quantity of the freestanding signs for allowing two per frontage, one per driveway, do you want to have a minimum distance between signs?

Board

- Yes.
- I thought that existed already.
- I thought that you had it at 200 sq. ft.

Township Planner, Blais Brancheau

- No you don't get one unless you have 200 sq. ft. of frontage and then if you have one driveway you'll be allowed one sign, with two driveways you'll be allowed two signs.
- We don't say how far apart they have to be.

Board

- Two driveways 50ft. apart.

Township Planner, Blais Brancheau

- There is nothing here to say that you have to put the sign at the driveway.
- It's just a unit of measurement for how many signs you get.
- The problem is that if I say yes put it at the driveway, then you'd say how close to the driveway you have to put it.
- Is this something we don't need to deal with or is this something that we should specify?

Board

- The way it is now, one per driveway.

Township Planner, Blais Brancheau

- One per driveway, per frontage up to two.

Board

- You get two driveways 100 ft. apart; you're going to have two signs.

Township Planner, Blais Brancheau

- Two driveways 50ft. apart you get two signs.

Board

- If they are on the same street, because now the direction of traffic.

- That is a very good point the illustration of this, go to Dunking Donuts Route 10 going east bound, you got a driveway that's cut that's almost as the whole frontage of the whole thing is driveways, separation is 10 ft.

Township Planner, Blais Brancheau

- I don't know if they'd even qualify under the whole 25,000 sq. ft.

Board

- What if they did?
- What if they built a detour?
- And it was one owner.

Township Planner, Blais Brancheau

- Technically it's two different properties.
- I wouldn't consider all those curb cuts because they are depressed curbs, there's not pavement; you know what I am saying.

Board

- How about we allow a freestanding sign per driveway right?

Township Planner, Blais Brancheau

- You get up to two per frontage.
- If you have a driveway you get one sign per frontage, if you have two driveways you get two.

Board

- If you are in the same direction, if you are in the same way road; north bound, south bound, you're not on the same street road, you're on a two way road, then the traffic coming to you should be a principal sign on the main driveway.
- Shoprite, secondary driveway after it, it's a corner be a smaller.

Township Planner, Blais Brancheau

- Well take Shoprite if you are coming West bound the first one is the main one.
- The second one is actually the first one if you are going east bound.

Board

- That's a two way road.
- I don't want to cut the sizes now, if there's one on each driveway, the driveways have to be a minimum of 100 ft. apart. In order to get the second sign on that street.

- Or you are going to allow them to be the same size side on the second sign?
- Yes.
- 100 ft. is the width of my house property.
- What are you going to do?
- Somebody wants to put a single sign on the middle of the property rather than at the driveways.
- See that's going to be a lot of what I call site noise, when you have two major signs like that.
- I think that main driveway coming to the place.
- Well we're talking about a freestanding sign.
- Yes.
- The tall ones right?
- 20 -30 ft. is that what you put in?

Township Planner, Blais Brancheau

- Well let's see
- I am sorry what?

Board

- You're talking about 20-30 ft. height signs, for the freestanding signs?

Township Planner, Blais Brancheau

- Only on the height except in Wegmans we allow a 30 ft. alone.
- 20 ft. is the max.

Board

- They're allowed one free standing sign per street; I don't even want to do it per street.
- What I'm thinking is if they had two driveways, four driveways going into a large piece of property, I'd be willing to give them smaller monument signs at the driveways or one large freestanding sign in the middle of the property on the main road.
- Shoprite Horse Hill road and Hanover Avenue.
- The one on Horse Hill road coming in, You got the Shoprite Logo, you got one in the far end of Hanover Avenue and then you have the main Shoprite sign.
- Am I wrong?
- That's right.
- No, you have to strike a balance between what is needed for identification and what is needed for advertising; we have to consider both.
- Well if each one of those signs was a sign to the principal, the big Shoprite sign on that property which by the way they are not I mean that is site blind.

Township Planner, Blais Brancheau

- Think of Whippany village, has that huge CVS sign at the intersection of Troy Hills Road and Route 10.
- I don't know if they ever built that but they have approval for a smaller monument sign by the Fire House, and a smaller monument sign for the driveway off of Troy Hills Road and then they got the monument sign by Chase Bank, so they have four signs but they are not the same size.
- We could do it that way, the number it is what it is but the size and or the height, and you only allow one large sign per frontage.

Board

- I think you do one per frontage.
- We would allow one 20 ft. sign per frontage but if they have 20 ft. signs per frontage we would allow only smaller monument signs at the driveways.
- I would think one or the other; either a large sign one per frontage or smaller monument signs at the driveways.
- Then you would designate the driveways only with directional coming in?
- I mean from a safety stand point you'd want to do something else.
- See what the sign does the smaller ones; at the driveway which I don't solely disagree with serves two purposes; yes it's advertising but at the second time it's an entrance, it designates an entrance.
- I am willing to forgive some of that.
- If you have one large sign regardless of the number of driveways, you give them one per frontage of the street that should be enough to identify the location and probably more than enough for them to be able to safely get into a driveway with no other signs.

Township Planner, Blais Brancheau

- For example Crossroads; four free standing, two street frontages, there's two 186 sq. ft., one 80ft. monument sign and one 123 sq. ft. monument sign.
- They vary in their area; the height varies they range from 10 ft. height for monument to 23.7 for the two pile on signs.

Board

- Kind of like the Morris county Mall there's one big sign, but it's enough; you know it's down there.
- There is a big driveway right in the middle; how can you not know that the driveway.

Township Planner, Blais Brancheau

- Like I said, when I look at what we have approved, the majority of the cases, we've approved more than one free standing sign.

Board

- Well I think number one we have to have one free standing sign, that's at the 20 ft. level per frontage.
- And that could be at whatever they consider is to be their principal frontage.
- I think we would allow directional signs at the driveways.
- The really good visualizations are coming off of that, it really should have it, it's got a three driveway cuts and the two other driveway cuts have political signs on it.
- One major, one principal.

Township Planner, Blais Brancheau

- So is the quantity okay, is it the area and height that we are talking about?
- I heard now the quantity is one per driveway up to two per frontage; total no more than four for the entire lot regardless of how many streets.

Board

- I think we even discussed that that's too many.

Township Planner, Blais Brancheau

- You think that that's too many?
- So you want to allow one per frontage?

Board

- I want to allow one on the principal.

Township Planner, Blais Brancheau

- I thought we had discussed a minute ago saying one per frontage.

Board

- We did.
- You know the new Pine Plaza goes from the Japanese restaurant all the way down to the muffler shop.
- And I would guess it would be a minimal of two main entrances maybe three.
- There is going to be at least one before the light.
- Now the truth is if you have a store and a gas station in there you are going to have three.

Township Planner, Blais Brancheau

- I don't know if DOT is going to allow that.

Board

- May be not but they'll have at least two.

Township Planner, Blais Brancheau

- Well look at Shoprite they have two.
- Shoprite on Hanover Avenue but I think they have one off of Horse Hill.
- At Crossroads you have two on Hanover and then you have two on Ridgedale; one between QuickChek and AutoZone and one between AutoZone and Verizon or whatever.

Board

- Yes
- But I don't mind a big one and a small one per frontage.

Township Planner, Blais Brancheau

- You'll take two per frontage?
- As far as quantity, what does the rest of the board feel?
- That is what I've read two per frontage.
- Quantity again we can talk about one being small one being big, one being tall, one being short.

Board

- Yes.
- Two per frontage goes with quantity.
- So if you have three curb cuts you are still going to get two.
- I could live with that, but going back to Gene's (Eugene) scenario it's one principal 20 ft. that designates Pine Plaza and then you're going to give them a secondary sign on each the driveway.
- Blais, if we put a gas station in, is that going to stand as a different?

Township Planner, Blais Brancheau

- That is different set of regulations.
- Is the gas station in the shopping center like Lowes has approval for, where the QuickChek gas station that is both retail and a gas station, that's where it gets a little tricky?

Board

- We can't cover every single situation.
- I am okay with ShopRite thing.

Township Planner, Blais Brancheau

- Yes I know that.
- So that's good for frontage.

Board

- It has to be at least 100 ft. apart.

Township Planner, Blais Brancheau

- We can add that if the board wants it.

Board

- 100 ft. isn't really that far

Township Planner, Blais Brancheau

- No it is not.

Board

- Do you want to make it at least 200 ft. apart?
- Well see then you come to the distance, your right. 100 ft. is to shallow.
- 200 ft.
- Two per frontage, 200 ft. apart, only one in each front can be up to 20 ft. the other one has to be smaller.

Township Planner, Blais Brancheau

- We're just dealing with quantity right now.
- What I've got is one per driveway up to two per frontage max.
- If you have one driveway you get one sign if you get two driveways you get two signs and if you have ten driveways you get two signs.

Board

- And the distance has to be 200 ft. apart.

Township Planner, Blais Brancheau

- Yes.
- The quantity isn't changing, alright.
- I'll add that as a separate regulation, minimum 200 ft. apart and height.
- The shared signs are not being amended that's what we allowed up there.
- Basically you're reducing your signage by allowing two businesses' to share one sign that are on the same property that are adjacent to each other.
- Sign area this will need to modify, where we are saying that one sign is this; one sign per frontage is this, if there is a second sign it would be smaller and lower.
- Right now we're just dealing with signs and area.

- Right now this would allow a freestanding sign the big one, to be 50 sq. ft. plus 1 ½ sq. ft. for each 1000 sq. ft. grader than 25,000.
- Remember you don't get a free standing sign until you have 25,000 sq. ft.

Board

- Yes but Blais aren't we on an agreement on three. That was one of the first things that we reviewed right?

Township Planner, Blais Brancheau

- I thought that was the wall sign area.

Board

- You're right.

Township Planner, Blais Brancheau

- As far as to whether you allow a free standing sign, this is area so and this is based on floor area.
- The rationale being the bigger the center, the bigger the sign. So Wegmans has a 250 sq. ft. sign on Route 10, they're the only ones that have one that big.
- Let's see area; ShopRite their sign is 168 ½ sq. ft.
- Cross Roads their pile on signs are 186 sq. ft.
- Wegmans they have two 250 sq. ft. signs.

Board

- So you're saying you are going to allow 250 sq. ft.

Township Planner, Blais Brancheau

- Yes, that is what we're already allowing.
- The CVS in Whippany Village is 195 1/2 sq. ft.

Board

- So the second smaller sign has to be smaller.

Township Planner, Blais Brancheau

- It's going to have to be smaller and lower.
- Maybe I would suggest 150 sq. ft. instead of that.

Board

- Alright 150 sq. ft. is good

Township Planner, Blais Brancheau

- The second small sign 50 sq. ft. max; and I'll have to come up with some ...
- When it is 20 sq. ft. I would suggest 10 sq. ft. for the second one.
- Everyone on board with that?

Board

- We're good.
- That covers 3 & 4.

Township Planner, Blais Brancheau

- Yes that covers 3 & 4.
- Five the setback.
- This is what we allow, this is what's written; is what we allow in the B10 Zone today; is 15 ft. for the free standing sign except on a divided highway.
- Basically what we are doing here from what we are permitting in the B10 Zone the standard for all of these.

Board

- So we spent a lot of time this.
- That's good.

Township Planner, Blais Brancheau

- I have a set thing here called secondary signs, I don't want to confuse you with what we were talking about before where you get one main sign and you get a second sign.
- This is secondary in content; examples are Wegmans and ShopRite.
- In addition to the ShopRite name and logo and the Wegmans name on the wall; they also have a second sign saying "Pharmacy", "Bistro", and "Bakery whatever that is an internal component of the store.
- These signs we already permit these in the OBDS Zone, by variance
- This only applies to the business itself if the business has to have at least 50,000 sq. ft. of floor area, so we're only talking about big box for a store like Lowes, like the Proshop at Wegmans.

Board

- I know what you're trying to say and I don't have a problem with what you're trying to do, but calling them secondary signs isn't that going to be confusing?
- Should we call it something other than that?

Township Planner, Blais Brancheau

- Well we can come up with a different term but basically what I'm showing here is what we have already permitted in the DS Zone.

Board

- I think that's fine.
- You want to call it department designations?
- ShopRite has a bakery.
- What are these amenities called inside a store?
- Service Center signs.
- Say you had a liquor store; you had a pharmacy, etc...
- Let's use the term service signs.
- We know what they mean at this point.

Township Planner, Blais Brancheau

- Okay, just to recap what we already permit if you have a big building; one sign per each accessory use is permitted on each wall that faces a street or parking area.
- But you can't have more than 3 signs on any wall, so you could have Pharmacy, Bakery, whatever, liquor on that wall.
- You can't have more than four per the total business.
- So if you put three on one wall you can only put one on another wall.
- Like ShopRite has that pick up you know you come in the driveway; when you come up from they have pharmacy, they have the Bistro, etc.
- Wegmans has similar kind of arrangement.
- So again this is what we already have on the books and the area is 2% of the area of the wall on which is displaced at 100 sq. ft. whichever is less we capped at 100 sq. ft.

Board

- That's good.

Township Planner, Blais Brancheau

- And then window signs are the same existing regulations, just the same as they are everywhere.
- Direct signs

Board

- Can Window signs be permanent signs?

Township Planner, Blais Brancheau

- Apparently yes, can be illuminated only in the main front window.
- Frankly I would think a permanent sign will be better than a lot of the paper ones they put up but they can't be neon.

Board

- But should there be a restriction? They can put in the window for signs?
- Like a 30 day restriction or something.
- We wouldn't be able to enforce it.
- The question is what would it be, what would it say?
- It would say open, lottery, sale etc...
- Leave it as it is.
- How about signs for nonresidential uses?

Township Planner, Blais Brancheau

- That's what I am talking about other than retail.
- To recap the changes are that the wall signs are going to be one per street and one per main driveway up to a maximum of three for the main driveway; we will define what a main driveway is.
- And then maximum sign area, we're amending that to allow the largest size for signs that face the street up to two of them and then other signs have to be a smaller size; about 60% of what's allowed.
- Again a bigger wall it's a bigger sign it's a smaller wall it's a smaller sign.

Board

- Well just stop there.
- You just said something interesting; let's just say you have a railroad type store, I have frontage let's say 25 ft. wide but on 75 ft. deep and that's on a street and that's on a street. So allow 50% of my front

Township Planner, Blais Brancheau

- No 50% is the width of the sign.

Board

- 50% of the width of the sign based upon my frontage.
- With a 25 ft. frontage my sign is 50% of that, is 12 1/2 ft.

Township Planner, Blais Brancheau

- No, no the standard is, you're confusing the maximum width of the sign with the maximum of area of the sign
- The maximum area for the big sign is 1.25 sq. ft. per width of that wall.

Board

- Go to your C the diagram on C.
- I've got a 20 ft. of frontage I'm going to have a sign 12 ft. wide.

Township Planner, Blais Brancheau

- A 20 ft. frontage would be a 10 ft. wide.

Board

- You're diagram here says I can have a 12 ft. sign.

Township Planner, Blais Brancheau

- Yes for a 24 ft. wide you can have a 12 ft.
- You said 20 ft.

Board

- Alright take a scenario, now that store is on a corner and it is 50 ft. deep, what sign goes on that side?
- Where is the main entrance?
- The main entrance is going to be the 12 ft.
- So your secondary sign you said is 60% of the wall.
- Give me that Bill?
- 60% of the size of the other sign.
- I'm done, I'm fine Blais.
- He's got it.

Township Planner, Blais Brancheau

- Let's draw that out.
- So the area of the sign is based upon the width of the wall that is on.
- The width of the wall for that business.
- Well both are based on the width of the wall and this is where it could get a little tricky.
- If we had the railroad sign where the main entrance is a narrow section of the wall but it's at the end of the building and the side of it it's bigger than the front you could actually have a bigger sign on the side than at the front.

Board

- That's what I am concern about
- Either have a bigger sign on the railroads; we said it's a railroad type sign.
- We said a secondary sign can be 60% of the sign on the front.
- Well Blais is contradicting

Township Planner, Blais Brancheau

- Let's say these are streets on a corner lot.
- Let's say this is AutoZone for example; and this is his main entrance. Let's say this thing is 40 ft. wide but it's 120 ft. deep.
- If he puts his main sign on that wall is 40 X 1.25; he could have a 50 sq. ft. sign on this wall.
- The side wall which is the secondary sign if he chose it to be secondary it would be we say it was .75 x 120 which is 90 sq. ft. sign on the side
- If it want a secondary to be 2/3 of the main sign then that would prevent this.

Board

- That's what we agreed to, because otherwise it'd be contradicting.
- Let's be clear on that.
- I agree.

Township Planner, Blais Brancheau

- So the secondary sign will be .75 per linear ft. of wall.
- It will be 2/3 of the main sign.

Board

- If we simplify use 60% because that is .75.

Township Planner, Blais Brancheau

- Alright it will be 60% of the area of the main sign.

Board

- Because that is typically what is going to go on in marketing now they are going with deep stores short frontage.

Township Planner, Blais Brancheau

- Okay that's good.
- And then spacing of the freestanding sign 200 ft. apart if you have more than one in the frontage.
- Then the smaller free standing sign for the second one and a lower free standing sign for the second one.
- Okay I will revise this.
- Do you want to see it again?

Board

- It's good.
- Send it.
- It sounds good.
- It's going to come back to us anyways we can always make modifications to it.

6. Other Business

Board

- Member Byrne; there is one other issue, maybe you can explain it better than I can John what the Township Committee is intending to do.
- Member Ferramosca; as part of our whole housing plan the Township has acquired a piece of property on Whippany road which is own by a nonprofit and the purpose of that acquisition is to put in a home for special needs. There'll be six units on that home for special needs and this is something the Township committee has a part of his housing plan. We want to advance this clearly, we think is a fabulous use, we think that we are dealing with nonprofit and the of the hope is that the planning board sees that they don't need to have a formal hearing about subdividing something that the township is doing; so that's in a nut shell what is happening here.
- Member Byrne; the planning board attorney to whom Blais and I have spoken is of the opinion that if the zoning rules do apply in this case the deed would have to be approved by the planning board and the deed sign by the board chair. It seems to be the opinion that the township attorney thinks that if they don't apply and then this can be done by the Township Committee in which case the board chair will not sign the deed it will just be recorded.
- Member Ferramosca; it's a gray area clearly.
- Chairman Pinadella; what land are you getting?
- Member Ferramosca; we're getting the old caretaker between the chapel and the main church on Whippany road.
- Chairman Pinadella; I'm not a lawyer, my comment would be the zone OLM, what would be left, would it meet the requirements of the ordinance?

Township Planner, Blais Brancheau

- No.

Board

- Member Ferramosca; so we need to do the work because the town is going to own it, we wanted to do a subdivision, it's a gray area, the Township Committee supports it.
- Chairman Pinadella; I know.

Township Planner, Blais Brancheau

- It's going to need amending zoning as well because today that's in the BP2 zone which does not permit that.

Board

- Member Byrne; but we can change that zone.
- Chairman Pinadella; this is going to be similar to the other groups.
- Member Ferramosca; yes.

Township Planner, Blais Brancheau

- I just don't want to wait until the last minute.

Board

- Member Ferramosca; Good idea. Six people would be housing.
- Mayor Francioli; did this memo just come to certain of us?
- Member Byrne; it just came to me from Fred.
- Member Ferramosca; I would appreciate if the Planning Board supports what we are trying to accomplish.
- Member Olsen; It shouldn't be any reason why not.
- Member Ferramosca; thank you.
- Member Byrne, there needs to be an ordinance change which means we'd have to go to Township Committee.
- Chairman Pinadella; it doesn't have to be a subdivision. Township would affect.
- Member Ferramosca; your affordable housing plan is not complete until it's 100% done, no one's is 100% done yet so to clarify what they are talking about is at that Mondelez building they're going to build 750 or whatever the number is of which 20% set aside will be for affordable housing, that's what is happening.
- Member Byrne; yes but it says the affordable housing obligation is only 138. That's what the article said.
- Member Ferramosca; I never believe it.
- Member Byrne; I'm just thinking of how the residents would subscribe for that also. Hanover residents that subscribe to that are going to say; wait a minute you guys have been telling us that from 700 or 800 whatever it is East Hanover is 138 what are they doing that we didn't do to get away with it.
- Mayor Francioli; my concern as well as John's and the Committee's is our numbers are going to be very attractive, probably very low, we did very well; but your gross number is still an impactful number.
- Mayor Francioli; if it settles I mean not to go into the number it's not going to be in the hundreds. The build number is going to be the 20% set aside.
- Member Ferramosca; it would be helpful to understand the East Hanover number because today they've done virtually nothing.
- Mayor Francioli; they'll think that you'll throw the wool over your eyes if you throw a number out there and in fact is going to be this number.
- Member Byrne; but our total number by the time we're done it's not going to be in the thousands.
- Member Ferramosca; the East Hanover number it could be a discussion of just that specific property, I don't know, I don't know what the facts are.

- Member Byrne; I don't know the facts but I know that people are just going to read the headline won't bother reading the body of the article.
- Mayor Francioli; never get to it.
- Member Ferramosca; I can give you a great headline for Pine Plaza.

7. Adjournment

A motion to Adjourn was made by Member Ferramosca and seconded by Member Byrne.

All members present in favor of adjourning the meeting.

Meeting Adjourn at 8:50 PM.

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