

**Minutes of the Planning Board of the
Township Of Hanover
March 11, 2014**

Chairman Robert Nardone called the Work Session to order at 7:00 PM and The Open Public Meetings Act statement was read into the record:

Acting Board Secretary, Township Engineer - Gerardo Maceira took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, DeNigris, Dobson, Ferramosca, Francioli, Nardone, and Pinadella

Absent were Members: None

Also present was Township Planner, Blais Brancheau

One member of public present would not give name

Cases Presented

1. ROUTE 10 CORRIDOR ZONING

Blais Brancheau- Township Planner

- Would like to start discussion
- Possible changes short term
- Bogie's and Handy property
- Whippany Village
- Board discussed housing component in Whippany Village and COAH
- BP Zone
- WC Zone
- Overall corridor study

Member Francioli – County Economic Development Meeting - Which cited need for housing

Member Pinadella – Need to get moving

- Bayer South campus study
- Riverpark
- Socio Economic study
- Whippany Village
- Blighted conditions on Route 10 - Across from Whippany Village
- Concerned boarded up homes across from Whippany Village
- Board recommends re-introducing with revised Whippany Village
- Recommend Morreale to purchase property across street

Planning Board – Wants to invite Sam Morreale to discuss options and alternatives – April 8th Work Session

- Board agrees to discuss options with developer at the April work-session
- Have Burgis review entire stretch of Route 10

- Subcommittee meeting with Burgis

Blais Brancheau – Township Planner – to draft ordinance change for area surrounding Bogie’s

- How does this affect Hanover Renaissance II

BP Zone – Planning Board wants Township Planner - Blais Brancheau to move forward with zoning amendment – Work with Joe Forgione - Ask about status of housing approved

Work Session April 8th - Meeting with Joseph Burgis regarding corridor study

2. MINOR SITE PLAN AND SITE PLAN EXEMPTION

Blais Brancheau – Township Planner - Check with Michael Sullivan – Board Attorney – on additional discretion by Board

Planning Board - approves site plan exemption provisions

Minor site plan

Planning Board - doesn’t want to change ordinance regarding minor site plan

Board went into closed session to discuss confidential legal matters concerning ordinance revisions regarding school zones and similar areas.

Board returned to public session at 9:05PM

Member Francioli- Developers looking at Route 10 / 287

Blais Brancheau – Township Planner – Upcoming meeting with J. Patel

Planning Board – comments

- Why highway exposure ample lot width area
- Why not acquire Sunoco as well
- Wants to amend I-B zone

3. COAH UPDATE – BLAIS BRANCHEAU

- Court ordered rules are due in May
- COAH Appeals – delay
- Court may take over by assigning a master

4. OTHER BUSINESS

- Redevelopment Luke oil - Whippany Lodging - Hansch Property
- Jay Patel – Hotel proposal
- Not just driveway frontage
- Purchase of gas station property
- Zone change for suburban propane front property

Meeting Adjourned at 9:20 P.M.

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