

**Minutes of the Planning Board of the  
Township Of Hanover  
April 8, 2014**

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

Acting Board Secretary, Gerardo Maceira – Township Planner took the Roll Call.

In attendance were Members: Byrne, Deehan, Ferramosca, Nardone, and Pinadella

Absent were Members: Critchley, DeNigris, Dobson, and Francioli

Also present was Township Planner, Blais Brancheau

**Items Discussed**

1. WC ZONE FUTURE DIRECTION – BLAIS BRANCHEAU

John Inglesino, Esq. – Summary of Whippany Village project history – introduces discussion – provides background – 2013 ordinance defeated – need ordinance amendment adopted in order to complete project - restaurant proposed for project in addition to other uses

Member Nardone – Explains why Planning Board is discussing the WC zone now

Member Ferramosca- Suggests considering permitting expanding area within which acreage regulations could be satisfied - Can developer get to 9 acres without obtaining firehouse

Blais Brancheau- Township Planner – Minor subdivision proposed for firehouse

Sam Morreale – Doesn't think firehouse is essential to planned development

John Inglesino – Needs to be developable by different entities

Blais Brancheau – need economics for redevelopment of Fire Company – lots need owners to work together for good development

Member Nardone – Why not conventional development

Member Byrne – Why not purchase Fire Company property

- Discussion regarding re-development of Fire Company property

- Discussion on development potential of firehouse property

Member Byrne – Why not non-contiguous acreage – Route 10 property

Sam Morreale – ordinance adoption should not depend on firehouse

Member Ferramosca- What is fire company perspective

Much discussion of alternatives

- Current zoning
- Noncontiguous area for planned commercial development (PCD)
- Condominium between firehouse and Vision Equities under PCD
- 2013 ordinance
- Conventional zoning alone, not PCD

Recommend include condo concept and density comparison of current proposal versus approved plan

Maximize opportunities for firehouse property

Planning Board wants to discuss more at May work session

## 2. PROPOSED B ZONE (COMBINED B, B-1 AND I-B ZONES) REGULATIONS – BLAIS BRANCHEAU

Blais Brancheau – Township Planner - Explains ordinance draft

- Draft would implement Master Plan policy
- Eliminate industry, contractor uses
- Encourage assembly of lots

Planning Board recommendations

- Increase % floor area ratio etc. for larger lots 20%- small, 30%- medium, 40 % large lots
- Side, rear yards 10' minimum, 25' from residential zone
- No motels
- Gas station at key intersections
- Hotels – 4 stories 57' - 58'

Hotel standards Jay Patel concept plan for proposed hotel in proposed B zone –

- Board recommends eliminating freestanding restaurant
- Attach restaurant to hotel building – service restaurant
- Boulevard entrance
- Increase parking setbacks
- Move hotel forward, parking eastward

## 3. B-P ZONE UPDATE – BLAIS BRANCHEAU

Discussion of Forgione concept for retail development

Board recommendations

- No drive in food
- Better coordination of uses
- Better access and circulation

4. REFERRAL OF ORDINANCES AND AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER FOR:

9-14 FEES AND ESCROW DEPOSITS

Moved by Member Ferramosca, Seconded by Member Byrne  
Members Voting "AYE" Deehan, Byrne, Pinadella, Ferramosca, and Nardone  
Members Voting "NO" None

10-14 PLAN EXEMPTION FOR MINOR CONFORMING DEVELOPMENTS

Moved by Member Ferramosca, Seconded by Member Byrne  
Members Voting "AYE" Deehan, Byrne, Pinadella, Ferramosca, and Nardone  
Members Voting "NO" None

5. OTHER BUSINESS

Discussion at May work session meeting:

- Whippany Center Zone
- B Zone
- B-P Zone
- Route 10 corridor – invite Joseph Burgis
- Board of Adjustment annual report (as time allows)

Meeting Adjourned at 10:18 P.M.

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