

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

Chairman Robert Nardone 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.

Acting Board Secretary, Gerardo Maceira, took the Roll Call.

In attendance were Members: Byrne, Crichley, Deehan, De Nigris, Ferramosca, Mayor Francioli, Nardone, Pinadella.

Absent was Member: Dobson

Also present was Township Engineer, Gerardo Maceira, and Township Planner, Blais Brancheau

Business Presented

Chairman provided overview of the agenda.

- Route 10 study is on hold, pending a resolution of the budget.
- Mayor stated we can move forward this year once final draft is complete. We will discuss next steps.

1. RESOLUTION FOR MEMORIALIZATION:

CASE NO.	14-6-7
APPLICANT OWNER	QUICKCHEK CORPORATION JEFFERSON ROUTE 10 ASSOCIATES, INC. LOTS 5-8 FARASAT MANNAN – LOT 4
LOCATION:	1001-1025 RT. 10 & 6 SOUTH JEFFERSON RD. CEDAR KNOLLS
BLOCK: 2902	LOTS: 4-8 ZONE: B-P

Applicant is seeking to demolish the existing vacant nonconforming buildings on site and construct an approximately 5,496 s.f. QuickChek food store, as well as an approximately 52’ by 132.5’ canopy covering the fueling areas. Applicant sought relief from sections 166-125C(1), 166-130, 166-131G(1), 166-153H, 166-153M, 166-144C, 166-144D, 166-144F, 166-146A, 166-146C, 166-146D(1), 166-141M(8), 166-186.N(5) as well as any and all variances that may be required.

APPLICATION APPROVED OCTOBER 21, 2014

Motion to approve.

Moved by Member De Nigris, seconded by Member Deehan.

Members Voting "AYE": De Nigris, Deehan, Ferramosca, Francioli, Chairman Nardone.

Members Voting "NO": None.

Mayor Francioli stated the Township needs to set up a meeting with all parties in reference to the DOT improvements.

Gerry Maceira gave a summary of conditions in reference to the DOT and the need for widening Route 10.

2. SOUTH CAMPUS UPDATE – MAYOR FRANCIOLI AND COMMITTEEMAN FERRAMOSCA

Mr. Ferramosca outlined the latest proposal for the South Campus.

- 200,000 s.f. of corporate offices.
- 180 units of assisted living.
- 220 room hotel.
- Avalon Bay residential project – 320 total units, including townhouses, garden apartments and mid-rise apartments wrapped around a deck.
- No retail space.
- Also discussed were traffic patterns, Algonquin Parkway extension, mixed-use development.

Planning Board Questions and Discussion

- Route 10 access. Nothing specific or probable. Bayer has submitted traffic study which will be forwarded to the Planning Board members.
- Traffic issues and solutions.
- School fiscal impacts.
- Mr. Pinadella discusses each of the uses.
- Assisted living.
- Hotel.
- Residential (could not reach agreement).

Mr. Ferramosca outlined status of Township Committee discussion, future time line and steps.

Bill Byrne

- No retail is a good thing.
- School impact should not be a consideration.
- Route 10 access (Algonquin Parkway) is an important consideration.

Mayor Francioli

- Algonquin Parkway/Route 10 access.

- Concurrent proposal at River Park (Eden Lane).
- School impact.

John Ferramosca

- All four elements have been presented as critical to the project.

Open Discussion

Nardone summarizes discussion.

3. CLOTHING BINS – BLAIS BRANCHEAU

Blais Brancheau introduces topic and provides summary of documents provided to Board members.

Mayor Francioli asked if the Board wanted to further consider permitting clothing bins.

Planning Board does not want to permit clothing bins.

Blais Brancheau will prepare an ordinance to specifically prohibit bins (clarifying current policy).

4. LOT AND YARD REGULATIONS – BLAIS BRANCHEAU

Blais Brancheau presented issues related to the definition and regulation of corner lot area and width.

- Corner lot areas and widths are regulated the same as interior lots.
- As a result of current policy, whereby corner lots have two or more front yards, the resulting building envelopes for corner lots are much smaller than for interior lots, often resulting in the need for setback variances.

The Planning Board decided that this did not affect a sufficient number of properties, and did not need to be addressed at this time.

Blais Brancheau presented issues related to the definition and regulation of yards on corner lots.

- In residential zones, the rear yard on corner lots is defined as being opposite the shorter front lot frontage.
- The ordinance does not define or regulate the rear yard in relationship to the orientation of the dwelling. As a result, some dwellings are oriented on corner lots so that the rear of the home faces the side yard, and the side of the home faces the rear yard. The side yard setback is not sufficient to allow for decks or patios in the side yard, resulting in the need for setback variances.

The Planning Board determined that the ordinance should require that the rear of dwellings face the rear yard, and the sides of dwellings face the side yard(s).

Blais Brancheau presented issues with the front yard requirements in the residential zones.

- In the R-40 and R-25 zones, additions to homes with nonconforming front yards are permitted, as long as they do not reduce the front yard setback below the existing setback. No consideration is given to the neighborhood pattern of front yard setbacks.

- In the R-15 and R-10 zones, the front yard setback homes are required to reflect the neighborhood front yard pattern. Additions to homes with nonconforming front yard setbacks must comply with the front yard requirement, unlike in the R-40 and R-25 zones.
- The ordinance provisions are inconsistent.

The Planning Board determined that the front yard in all four zones (R-40, R-25, R-15, R-10) should be based upon the minimum setback in the ordinance, and that the front yard setback based upon neighborhood front yard pattern should be deleted from the ordinance. Additions should be permitted for homes with nonconforming front yards, as long as the front yard is not further reduced.

5. FCC RULING – TELECOMMUNICATIONS – BLAIS BRANCHEAU

Blais Brancheau presents summary of a recent ruling of the Federal Communications Commission, affecting the installation of cellular telecommunications equipment.

Planning Board determined that the code does not need to be revised at this time.

6. OTHER BUSINESS

John Ferramosca

- Existing house of Worship for sale.
- Potential redevelopment of the site exists; should consider which uses and standards would be appropriate.

Nardone

- Keep zoning as is at this time. Planning Board agreed.

7. ADJOURNMENT

Meeting Adjourned at 8:51P.M.

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