

**Minutes of the Planning Board of the
Township Of Hanover
May 13, 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:

Township Planner– Blais Brancheau took the Roll Call.

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

Absent was Member: Byrne

Also present was Township Planner, Blais Brancheau

Cases Presented

I. 6 AIRPORT ROAD HANGER RECONSTRUCTION COURTESY REVIEW
Presenters Mark Steinbauer and Ugo Orsini

- Existing hanger (Warner Lambert) – demolished last December
- New hanger 60% larger than demolished hanger – updated safety systems – fits larger aircraft
- For private/corporate-owned jets
- Mayor voiced concerns of Longwood Drive residents from prior airport operations
- Parking spaces added
- Reviewed by Airport Management – Morristown Planning Board
- Will fit 3 or 4 airplanes
- Minor repairs performed on site – Major repairs done off site
- Pending applications to Hanover Sewer Authority and Building Department
- No other comments by Planning Board

II. ROUTE 10 CORRIDOR STUDY – JOE BURGIS

- Background data gathered
- Maps presented
- Environmental conditions, including flooding, bank erosion, and riparian buffer along Whippany River
- Existing land use
- Focus on 4 or 5 areas
- Redevelopment areas possible
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Planning Board Questions

- Need to update consultant regarding pending change of use along corridor (Major)

Member Pinadella - Would residential make sense on small properties on eastbound side of Route 10

Member Nardone – Don't want continuous highway retail strip

- Effect of Bayer on housing need / demand

Member Francioli – May need to consider some types of housing

- Potential for highway strip park
- Redevelopment of corporate mailings site

Next Steps

- Focus on key locations
- Consider COAH obligations
- Discussion of school – fiscal impact from additional housing

Next meeting

- Joe Burgis not available June 10
- Try for other June dates Joe Burgis to send dates to Board Secretary

III. REVIEW OF BOARD OF ADJUSTMENT ANNUAL REPORT RECOMMENDATIONS – BLAIS BRANCHEAU

Blais Brancheau – Township Planner described the annual report recommendations.

After discussing the recommendations, the Planning Board decided that recommendations 1, 5 and 7 needed further discussion before taking action. Concerning the balance of the recommendations, the Board also decided to authorize the Township Planner to prepare draft recommendations and/or ordinances, which would then be reviewed and discussed by the Board.

The Board scheduled discussion of recommendations 1 and 5 in the report for the June 10 work-session meeting, and recommendation 7 in the report for the July work-session meeting.

Also to be discussed at the June 10 work-session were any of the remaining recommendations that the Township Planner may be prepared to discuss.

IV. COAH UPDATE – BLAIS BRANCHEAU

Blais Brancheau – Township Planner – Distributed and discussed proposed revised rules and obligations of the N.J. Council on Affordable Housing.

Mr. Brancheau indicated that he needed to check the status of the Township's affordable housing construction, as this will determine the remaining obligation that the housing plan will need to address.

V. AMENDING SIGN REGULATIONS DISCUSSION – INDUSTRIAL AND OFFICE ZONES – BLAIS BRANCHEAU

- Blais Brancheau – Township Planner – Distributed handout outlining issues with existing regulations

- Discussion regarding allow tenants' names and information on permitted principal sign
- Discussion regarding intent of principal sign: marketing / advertising or site identification

Planning Board recommendations:

- Allow reasonably sized directory sign, with reasonable setback – in addition to permitted freestanding principal sign
- Allow larger sign for tenants on directory sign
- Wall sign maximum area: 5 % of wall area or 75 square feet, whichever is less
- Freestanding principal signs:
 - Minimum 15 foot setback
 - Vertical dimension no greater than horizontal dimension
 - Minimum vertical dimension = half horizontal dimension

Tenant wall signs

- One per entrance
- No uniformity requirement regarding size
- Maximum area: 10 square feet

Directory signs

- 75 foot minimum setback from front lot line
- Maximum 30 square foot area
- Tenant signs maximum 6'x 4'
- Names only – uniform font – design – color - material – attractive - compatible design

Meeting Adjourned at 10:23 P.M.

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