

**Minutes of the Planning Board of the
Township Of Hanover
June 10, 2014**

Chairman Robert Nardone called the Meeting to order at 7:05 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

Cases Presented

I. COAH UPDATE – Blais Brancheau – Township Planner

- Where township stands with obligation
- Plan due by May 2015
- Complete work by the Board by March
- Will send link to comment on COAH
- Rules to Planning Board members

Blais Brancheau- Township Planner – Reviews obligation summary

- Rehabilitation share \$8,000.00 per unit on average
- Funding program \$192,000.00
- Unanswered prior obligation – surplus of 90 units

II. DISCUSSION OF REGULATIONS FOR GAS STATIONS AND REPAIR GARAGES (BOARD OF ADJUSTMENT ANNUAL REPORT RECOMMENDATIONS) - Blais Brancheau – Township Planner

- Discussion on distance requirements
- 500' from public assembly
- 2,500 ' from other stations
- Floor drains delete
- Setbacks
- Minimum distance between convenient store – parking – and pumps
- Gas Station with mixed uses – convenience store repair car wash etc.
- Planning Board wants gas – gas and convenience – repair garage
- Propane sales other accessory uses – repair car sale of goods etc.

- Need for outdoor uses other than fuel pump activities – outdoor dining
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- Planning Board wants regulations on architecture – landscaping etc.
- Township Planner – Blais Brancheau photo survey table of comparisons
- Township Planner - Blais Brancheau to provide map for next meeting of existing stations and prime locations
- Board to react to photos of existing location to determine like and dislike
- Address appearance issues

III. DISCUSSION OF HOME OCCUPATION REGULATIONS (BOARD OF ADJUSTMENT ANNUAL REPORT RECOMMENDATIONS) – Blais Brancheau – Township Planner

- Planning Board wants to use ordinance similar to Ridgewood
- Allow one non-resident customer etc.
- Present at any one time but no non-resident employees
- No uses as staging for employees or vehicles to go to work sites
- Offices with clients not allowed
- No Employees
- No sign

IV. DRAFT ORDINANCE – SIGNS IN INDUSTRIAL AND OFFICE ZONE DISTRICTS

- Not ready for signs in industrial office zones
- Carried to July Meeting

Board went into closed session to discuss JMF Lawsuit with Morris Plains.

V. The Board discussed the Status of Whippany Village
And the Route 10 study
BP Zone across North Jefferson Road status

Meeting Adjourned at 9:00 P.M.

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