

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

Vice-Chairman Gene Pinadella 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 Engineer took the Roll Call.

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

Absent was Member: Nardone

Also present was Township Planner, Blais Brancheau

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- 1.) **CASE NO.** 11-5-2
APPLICANT/OWNER Jean M. Moroz
LOCATION: 41 & 43 Malapardis Road Whippany
BLOCK: 2903 **LOTS:** 17 & 18 **ZONE:** R-25

Applicant sought minor subdivision approval and variance relief from sections 166-154C, and 166-170F, as well as any and all other variances that may have been required. Application denied June 17, 2014

Motion to adopt resolution as written

Moved by Member Byrne, Seconded by Member Critchley

Members Voting "AYE" Deehan, Critchley, Byrne, and Dobson

Members Voting "NO" None

- 2.) **CASE NO.** 14-4-5
APPLICANT/OWNER Jet Care Realty LLC
LOCATION: 3 Saddle Road Cedar Knolls
BLOCK: 701 **LOTS:** 22 **ZONE:** I

Applicant proposed additional signage to previously approved site plan. Applicant proposed the installation of a 48" H x 24" W x 10" D on a 10" H x 29" W pedestal set back 10 feet from the right of way requiring relief from the following sections 166-

147(B), 166-147(D). Application approved with modifications and conditions June 17, 2014

Motion to approve resolution as written.

Moved by Member Byrne, Seconded by Member Critchley

Members Voting "AYE" DeNigris, Deehan, Critchley. Byrne and Dobson

Members Voting "NO" None

- 3.) **CASE NO.** 14-5-6
APPLICANT Red Bull Arena Inc.
OWNER Hartz Mountain Hanover Square
LOCATION: 24 Melanie Lane Whippany
BLOCK: 6601 **LOTS:** 12 **ZONE:** I-R

Applicant sought Preliminary and Final Site Plan and Variance approval is for (1) additional natural grass soccer field enclosed by fencing up to 8 feet in height and netting up to 24 feet in height. The soccer field will be utilized for competitive games with minor league affiliate teams. There will be one (1) additional 7,500 +/- square foot building with locker rooms and exercise rooms for primary use by the Minor League Team and occasional use by the Academy. There will be a total of 187 paved parking spaces with provision for overflow parking and signs. Applicant is sought relief from section 166-207.15. Application approved June 17, 2014.

Motion to approve resolution as written

Moved by Member DeNigris, Seconded by Member Deehan

Members Voting "AYE" DeNigris, Deehan, Byrne, and Dobson

Members Voting "NO" None

II. **BRIGHT STAR HOSPITALITY CONCEPT**

Jay Patel – Presents concepts for hotel on Route 10 west bound between Algonquin Parkway and Prince Road

- 4 story hotel - 127 rooms
- No restaurant pad
- Restaurant for guests
- Spring Hill Suites by Marriott

Blais Brancheau – Township Planner - Conditional use standards for hotels

- Require 10 acres
- Would be 4 and 5 acres side yard setback 2 X height – would be less
- Potential impervious coverage violation
- Planning Board cannot hear case must file with Board of Adjustment

Planning Board Discussion – Comparison with Marriott across Route 10

Blais Brancheau – Township Planner - To research – Compare with other Route 10 hotels – existing in Township

- Concern with impervious coverage
- Questions about use hotel operational characteristics – market distinctiveness
- Possible inclusion of gas station property
- Building architecture – quality
- Marriott licensures – management rating
- Conditional use variances
- No decisions made – need further study
- Need to consider Route 10 corridor study

Blais Brancheau – Township Planner - to research existing hotels in Township – report back to Planning Board

III. HANOVER RENAISSANCE CONCEPT

Joe Forgione- Presents concept plan for Wawa gas station with convenience store retail pad

- Access to Jefferson Road and Route 10
- Previously approved housing would not be developed
- Would remove restaurants – existing homes on Route 10

Planning board Discussion – Route 10 corridor rezoning consistency

- Potential attraction to children at Veterans Field
- Potential Route 10 roadway improvements
- Potential bank involvement – existing bank – driveways etc.
- Removal of existing buildings
- Circulation patterns
- Potential effect on Quick Chek – proposed development
- Deceleration lane on Route 10

No Decision made

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

Blais Brancheau – Township Planner – Presents ordinance

Planning Board discussion – Single tenant buildings sites address and or name of use

- Multitenant building site address
- Directory signs setback
- 10 feet less than principal building – but not less than 40 feet from front lot line
- No regulation in table – as approved by Planning Board

V. FENCE REGULATIONS: PERMANENT AND TEMPORARY - (BOARD OF ADJUSTMENT ANNUAL REPORT RECOMMENDATIONS)

- Presented to the board a table so that the board could see changes on table
- Blais Brancheau – Township Planner – to prepare ordinance for August work session
- Temporary fencing

- Discussion – show need
- 6 feet
- Chain link or similar open – no barbed wired etc.
- 2 year max.
- Construction cleanup – per developers agreement

VI. HOME OCCUPATION REGULATIONS - (BOARD OF ADJUSTMENT ANNUAL REPORT RECOMMENDATIONS)

- Draft regulations
- Planning Board modifies use definition description – otherwise approves draft

VII. RECOMMENDATION AND AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER TO TOWNSHIP COMMITTEE REGARDING ORDINANCE 30-2014 SIGNS IN THE RIGHT-OF-WAY.

- Planning Board approves referral of ordinance to the Township Committee and authorizes Chair to sign letter as written
Moved by Member Ferramosca – All members present in favor, De Nigris, Deehan, Critchley, Byrne, Dobson, Pinadella and Mayor Francioli.

VIII. OTHER BUSINESS

August Meeting

- Gas Station Regulations
- Route 10 Hotel
- B-P Zone discussion

Meeting Adjourned at 9:35 P.M.

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