

**Minutes of the Planning Board of the
Township Of Hanover
AUGUST 12, 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:

Township Engineer and Acting Secretary Gerardo Maceira took the Roll Call.

In attendance were Members: Byrne, De Nigris, Ferramosca, Nardone, Pinadella

Absent were Members: Critchley, Deehan, Dobson, Francioli

Also present was Township Planner, Blais Brancheau

Presentations and Discussions:

- I. ROUTE 10 CORRIDOR STUDY – EDWARD SNIECKUS - BURGIS AND ASSOCIATES
 - Mr. Snieckus presented the findings to date of Burgis and Associates corridor study for the Route 10 corridor.
 - The Board raised questions and discussed the findings.
 - Planning Board requested a list of the next steps in the process, with an identification of key redevelopment opportunities.

- II. HOTEL STUDY – BLAIS BRANCHEAU
 - Township Planner Brancheau presented a table depicting the results of a survey of hotel developments in the Township and comparing the developments with a proposed hotel on Route 10..
 - The Board discussed the table and the proposed hotel project.
 - The Planning Board expressed a concern that amending the standards for the proposed hotel would be spot zoning, and that any changes to the zoning should be made as part of any changes that result from the ongoing Route 10 corridor study.

- III. GAS STATION STUDY – BLAIS BRANCHEAU
 - Mr. Brancheau presented his memo of August 12, analyzing development conditions and trends for gasoline stations and suggesting revised regulations for gas stations..
 - The Planning Board raised questions and discussed the findings and recommendations in the memo.
 - The Board discussed various location criteria, including the following:
 - Minimum distance from residential Road
 - State Road
 - County Road
 - Minimum Lot Size
 - Corner lot location, unless State Rd.
 - The Board discussed prohibiting automotive repair with gas stations
 - The Board discussed possible spacing requirements. Need to identify locations, environmental cleanup of tank leaks, etc.

- The Board agreed to further discuss this subject at a future meeting.

IV. DRAFT FENCE ORDINANCE – BLAIS BRANCHEAU

- The Planning Board agreed with the form and content of a draft ordinance, prepared by Mr. Brancheau, which would amend the regulations for fence and walls.
- The Board agreed to submit the ordinance to the Township Committee for adoption.

V. REFERRAL OF ORDINANCE NUMBER 36-14 SIGN REGULATIONS TO THE TOWNSHIP COMMITTEE AND AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER OF REFERRAL.

- The Board discussed a draft letter responding to the referral of Ord. 36-14 to the Board by the Township Committee.
- The Planning Board approved the draft letter to the Township Committee.

Motion to approve.

Moved by Member Pinadella, Seconded by Member Byrne

Members Voting “AYE” De Nigris, Byrne, Pinadella, Ferramosca, Nardone

Members Voting “NO” None

VI. OTHER BUSINESS

VII. ADJOURNMENT

Meeting Adjourned at 10:10 P.M.

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