

**Minutes of the Planning Board of the
Township Of Hanover
OCTOBER 13, 2015**

Vice Chairman Eugene Pinadella 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.

Board Secretary Kimberly Bongiorno took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Mihalko, and Pinadella.

Absent was Member: Nardone.

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

1. Authorization for Stickel, Koenig, Sullivan & Drill, LLC to participate in the River Park Business Center versus Hanover Township Litigation.
 - Motion to authorize the Firm of Stickel, Koenig, Sullivan, and Drill LLC to participate in the River Park Business Center versus Hanover Township Litigation.
 - Moved by Member Ferramosca, and Seconded by Member Byrne.
 - Members De Nigris, Deehan, Critchley, Dobson, Mihalko, Byrne, Pinadella, Ferramosca, and Mayor Francioli all voted in favor and no members voted “no.”
2. I-B3 ZONE FLOOR AREA RATIO/INTENSITY OF USE – BLAIS BRANCHEAU

Blais Brancheau

- Gave an overview of the existing Northrop Grumman site as a potential new site for Corporate Mailings/Corporate Communications Group.
- A smaller parking requirement and a bigger building were discussed.
- Zoning issue related to floor area ratio/intensity of use.

Joseph Forgione

- The Northrop Grumman site is under contract with Airtron. Airtron has been trying to purchase this site since 1995. Airtron has remediated the site.
- The environmental onsite tests are completed.
- They are going through natural attenuation of the site contamination.
- All contaminated materials onsite have been removed and remediated. The water has been tested and has gone through 18 months of clean testing. They are required to test for another 18 months.
- The water is offsite and the plumbing is in Morris Plains.
- The developer’s original intent was to build a shopping center.

- Corporate Communications Group approached Mr. Forgione and asked to purchase the site.

Mr. Ferramosca

- The Corporate Communications Group business was described.
- All shipping is done through UPS and FedEx.
- They have 100 employees right now, but are planning to increase to 150 employees soon.
- They need 4 loading spaces but will request 8.
- 205,000 square feet of floor area is being requested.

Mr. Brancheau

- There are different ways of regulating intensity of use; floor area ratio (FAR) is only one such way. It is possible to increase the FAR for less intensive uses.
- There would need to be a cap placed on the FAR so that the most intensive use could exist with adequate parking.

No one on the Board is opposed to this concept.

Mr. Brancheau

- Is going to look at the zone and analyze the parking situation and the building floor area.
- Blais will show the ordinance to the Planning Board before it is submitted to the governing body.

Mr. Forgione and Mr. Brancheau discussed the parking standard where they could provide future parking if necessary.

Mr. Forgione

- Will build this site and then sell it.

Mr. Pinadella

- Asked if Mr. Brancheau could develop a draft ordinance.

Mr. Brancheau

- Will work with Mr. Forgione's engineer, Stan Omland and compare zones.

Board

- Has requested this project get completed this year.

If Mr. Omland gets Blais what he needs, the draft ordinance will be given to the Board on October 27th.

The Board discussed timing, introduction, and passage of the ordinance.

2. MASTER PLAN REEXAMINATION – INDUSTRIAL ZONE PERMITTED USES - BLAIS BRANCHEAU

Blais Brancheau

- Did a study of what is existing in the I Zone on South Jefferson Road.
- Discussed the different I zones within the town.
- Blais distributed the list of uses currently in the area.
- Most of the industrial zones are losing many of their industrial uses.
- The solution is a combination of relaxing and tightening some of the standards. Choosing the best for both.

The Board does not feel that they would want retail in any of the industrial zones. The Board reviewed the list of uses submitted by Mr. Brancheau and discussed the uses that they felt were acceptable.

Mayor Francioli

- Suggested regulating percentage and controlling the size of space to be leased.

Mr. Pinadella

- The Board would really need to analyze the uses that would be occupying the space to make sure the uses are compatible.

Mr. Ferramosca

- Asked Blais to survey the sizes of the buildings.

Mr. Brancheau

- By setting zone standards, there are certain ways to regulate the uses.

The Board had an open discussion regarding the different mixed use developments in the Town.

Mr. Brancheau

- Parking is calculated cumulatively.
- I will refine §166-115F to be more specific in what gets looked at.
- Define what is and isn't an industrial use.
- Definitions need to be clarified.

Mr. Ferramosca

- Needs to maintain the character for the zones and tenants on these sites.

Mr. Brancheau

- Sees a problem with enforcement issues.
- Will produce a list of some suggested approaches.

3. OTHER BUSINESS

The Board would like an update on the status of the Route 10 Corridor study. The Chairman will reach out to Burgis Associates, the consultant retained for the study.

Mr. Ferramosca and Mayor Francioli met with the Pine Plaza representatives. They are going to look at new ways to grow the shopping center, and possibly take on a large remodeling project. The Board discussed the problems being experienced by the shopping center.

The status of the Quick Chek development on Route 10 at South Jefferson Road was briefly discussed.

Housing Plan Time Schedule

Mr. Brancheau

- Addressed the Housing Plan time schedule. It's his understanding that next week the court will hear the request for the extension to submit the housing plan.
- If the Court denies the extension, the Board should be ready to lay out the calendars and make this a high priority.
- Burgis Associates is the lead on this plan.

The schedule for the submission of documents is all hinging on the Court's Decision.

4. ADJOURNMENT

Meeting Adjourned at 9:07P.M.

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