

**Minutes of the Planning Board of the
Township Of Hanover
NOVEMBER 10, 2015**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05 PM in Conference Room "A" and The Open Public Meetings Act statement was read into the record:

Township Engineer, Gerardo Maceira took the Roll Call.

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

Absent were Members: Critchley and Dobson.

Also present was Township Planner, Blais Brancheau.

1. R-10A ZONE DRAFT ORDINANCE AMENDMENT DISCUSSION

- Mr. Brancheau gave a presentation of the ordinance.
- Reviewed the comparison table showing prior, current and proposed standards.
- The proposed ordinance would permit the same number of units as the current ordinance.
- Mr. Pinadella asks whether distance between the buildings can be increased.
- Mr. Forgione discussed that the garage is not included in the size discussion.
 - o Footprints must be larger to include master bedroom and the 1st floor.
 - o Units will be approximately 32' x 70'
- Rear terraces to be indented within building footprint.
- The Board discussed eliminating 1 unit to reduce building coverage and impervious coverage.
- The Board agrees to reduce 1 unit.
- There will be a 24 unit maximum density at the Park Avenue/Whippany Road site.
- The end units will be 34' wide and the interior units will be 30' wide.
- These units will be age-targeted and there should not be many school age children.

2. ROUTE 10 CORRIDOR STUDY– JOSEPH BURGIS

- Discussed the plan which needs to be finalized.
- Reviewed redevelopment Areas.
- Addressed the required Ordinance amendments.
- Will be presented to the Township Committee on November 23rd.
- Target discussion for Planning Board Work Session December 8th.
- Target Public Hearing December 15th.

3. MINUTES – SEPTEMBER 22, 2015

Motion to approve the September 22, 2015 Minutes.

Moved by Member Ferramosca, and seconded by Mayor Francioli.

All present were in favor of approving the September 22nd minutes as written.

4. OTHER BUSINESS

- Focus on the Bayer Blvd. connection to Algonquin Parkway.
- Discussed status of the Quick Chek on Route 10 at South Jefferson Road. Status on-hold pending decision on the 24-hour operation of the convenience store.

5. ADJOURNMENT

Meeting Adjourned at 9:50P.M.

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