

**Minutes of the Planning Board of the
Township Of Hanover
MAY 19, 2015**

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:

Board Secretary, Kimberly Bongiorno took the Roll Call.

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

Absent were Members: Critchley and De Nigris

Also present was Board Attorney, Michael Sullivan , Township Engineer, Gerardo Maceira, and Township Planner, Blais Brancheau

The board wished to go into confidential session to discuss the Moroz subdivision located at 41 & 43 Malapardis Rd.

A resolution was:

Moved by Member Byrne, and Seconded by Mayor Francioli.

Voice Vote – All present in favor.

7:20 PM The Board was back on record and the meeting was opened to the Public.

Mr. Byrne discussed the fact that 25 – 35 year olds are renting, and not buying homes.

The Board discussed the changes in the real estate market.

The Board discussed density.

The Mayor discussed the proposal for mixed use with 25% in Hanover and the remaining in Parsippany consisting of residential, hotel, and high end restaurants.

This area will be designated as a re-development zone.

Chairman Nardone called the Public Meeting to order at 7:34PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, took the roll.

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

Absent were Members: Critchley and De Nigris

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

1)	CASE NO.	14-12-14
	APPLICANT	EMILCOTT ASSOCIATES, INC.
	OWNER	PARKANNIE PROPERTIES
	LOCATION:	190 PARK AVENUE WHIPPANY
	BLOCK: 4802	LOTS: 2
		ZONE: I-P

Applicant sought preliminary and final site plan and “C” variance approval. Applicant sought to install a 1,400 SF office/storage trailer on the property as well as approval to retain the existing accessory trailer/sheds located on the property. The applicant also intends to relocate an existing shed and to remove two trees to accomplish the proposed trailer installation. A conforming number of off street parking spaces are proposed. Application approved April 28, 2015

Motion to memorialize the resolution as written.

Moved by Member Pinadella, and Seconded by Member Ferramosca.

Members voting in favor were Deehan, Pinadella, Mihalko, Ferramosca, and Nardone.

Members Voting “NO” – None.

Vincent Laracca and his father are the members of the Hanover Development Group.

A meeting that took place with the County was discussed.

Kenneth Dykstra, the Engineer for the applicant, was sworn in by the Board Attorney.

Mr. Dykstra is a Professional Engineer and Planner. He gave an overview of his credentials.

A Motion to accept Mr. Dykstra was made by the Mayor, and it was seconded by Member Pinadella.

Mr. Dykstra

- Exhibit A-1 – A minor subdivision plan that was dated 5/18/15.
- Reviewed the color exhibit showing the proposed sub-division showing the requested dedication.
- Lot 49.02 is just over 15,000SF and Lot 49.01 is 18,826SF.
- The dedication is to allow for future widening of Parsippany Road.
- Dedicate the right of way and grade the slope to allow for future sidewalks in this area.
- Proposing to dedicate the land and do the clearing and grading.
- This will greatly improve site distance.
- He gave an over view of what is currently existing on the current lot.
- The house and garage will be removed to allow for two future homes.
- Both lots are totally conforming for the R-15 Zone.
- Will comply with underground utilities.
- The trees at the corner and along the graded area will be removed.

Mr. Ferramosca

- Described the major sidewalk improvements that are currently taking place in this area.

Gerardo Maceira, Township Engineer, was sworn in by the Board Attorney.

- His recommendation is to have the curb and sidewalk constructed on the Parsippany Road side.
- Discussed with the Board where the sidewalks are currently located and being constructed in this area.

Mr. Dykstra

- Discussed the proposed traffic signal at this site. It should be completed sometime within the next 10 years.

Mr. Maceira

- There could be a half cost, 10 year assessment.
- Recommends that the sidewalk be constructed now.

Mr. Ferramosca

- Suggested that when the traffic light goes in, the sidewalk should be done.

Mr. Sullivan

- Discussed a condition that could be put into the resolution regarding the sidewalk.

Mr. Maceira

- Discussed a prepaid assessment at this point, which would be 50%.

Mayor Francioli

- Wants the applicant to pay 100% of the assessment for the sidewalks.

Mr. Scala

- Unless the sidewalks are to be put in within the next 6 months, they do not want to put out the money or a bond.
- Assess the owner of the homes at the time of the sidewalk installation like you would any other improvement.
- At this time it would be a sidewalk to nowhere because at this time there is no sidewalk to the North or the South of this site.

Chairman Nardone

- It is unrealistic, at this time, to require the sidewalk. It would be a sidewalk to nowhere.

Mr. Dykstra

- Discussed where the proposed curb cuts would be.

Mr. Sullivan

- Reviewed the Engineers and the Planners report of April 17, 2015 and the conditions if approved.

Mr. Maceira

- Will work with the applicant regarding relief from the tree removal in the area of the required dedication and grading for sidewalks.
- The curb cut will be constructed as shown on sheet four of the plans.

8:12PM Opened to the public.

Seeing none.

8:12PM Closed to the public.

Motion to approve above application.

Moved by Member Pinadella, and Seconded by Member Byrne.

Members voting in favor were Deehan, Pinadella, Dobson, Mihalko, Byrne, Ferramosca, Francioli, and Nardone.

IV. ADJOURNMENT

Meeting Adjourned at 8:13PM.

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