

**Minutes of the Planning Board of the
Township Of Hanover
August 11, 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.

Acting Board Secretary, Gerardo Maceira, PE took the Roll Call.

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

Absent were Members: Critchley, Deehan and Mihalko

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

1. DISCUSSION OF ISSUES – REEXAMINATION OF MASTER PLAN AND DEVELOPMENT REGULATIONS - BLAIS BRANCHEAU

Mr. Brancheau distributed handouts of his draft Statement of Issues – Action Items and the Economic Development Advisory Committee's draft SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis.

The Board discussed these documents, including following items:

- Cluster zoning/nonconforming lots
- Traffic Conditions
- Housing Plan
- Community Facilities Plan
- Open Space and Recreation Plan
- Circulation Plan
 - o Algonquin Parkway Extension
 - o County Circulation Plan Update
- Historic Preservation Plan
- Economic Study
- SWOT Analysis
- Draft of the ordinance for Ridgedale Avenue in East Hanover
- Architectural standards
- Changing use trends/nonconforming uses in industrial zones
- Airport Zone boundary
-

2. STATUS UPDATE ON HOUSING ELEMENT – BLAIS BRANCHEAU

- The Board agreed to form two subcommittees to examine potential affordable housing sites in the Township as part of the updated housing element
- Mr. Brancheau will send COAH site requirements to committee members
- Mr. Brancheau will prepare and send to committee members a map identifying vacant lands and potential redevelopment properties)

3. OTHER BUSINESS

- Front porch regulations and roofs. Discussed changing the code.

4. ADJOURNMENT

Motion to adjourn. Unanimously passed.

Meeting Adjourned 9:07 PM

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