

**Minutes of the Planning Board of the
Township Of Hanover
SEPTEMBER 22, 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.

Board Secretary Kimberly Bongiorno took the Roll Call.

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

Absent was Member: Pinadella

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

1. ADOPTION OF RESOLUTIONS

- 1) **CASE NO.** 15-5-6
 APPLICANT NET ACCESS, LLC.
 OWNER HANOVER PARK FOR INDUSTRY
 LOCATION: 16 WING DRIVE
 CEDAR KNOLLS
 BLOCK: 1101 **LOTS:** 4 **ZONE:** I-P

Applicant sought Preliminary and Final Site Plan approval to allow the installation of three outdoor diesel operated emergency/standby generators to be placed in weather/sound proof enclosures surrounded by decorative screen/fence. Application approved with conditions September 15, 2015.

Motion to adopt the above resolution to allow the installation of three outdoor diesel operated emergency generators.

Moved by Member Ferramosca, and Seconded by Member Byrne.

Members De Nigris, Deehan, Critchley, Dobson, Byrne, Ferramosca, Francioli, and Nardone all voted in favor of adopting the resolution. No Members voted against.

- 2) **CASE NO.** 15-7-11
 APPLICANT THE CHILDREN'S INSTITUTE
 OWNER TJF 60 SOUTH JEFFERSON ROAD ASSOCIATES, LLC
 LOCATION: 60 SOUTH JEFFERSON ROAD

Moved by Member Francioli.

Seconded by Member De Nigris.

Voice Vote: All present in favor.

3. CONCEPT FOR PARKE LANE – BOWMAN CONSULTING

Mr. Joseph Forgione

- Showed approved plan for 25 single family detached dwellings and proposed concept plan for 25 unit carriage homes.
- Mr. Forgione felt that the Board was not happy with the final project that was approved on the site and there are so many more benefits to this type of development that differ from the approval.
- Project is being proposed as 25 “Carriage Homes”.
- A Carriage Home is age-associated with a master bedroom on the first floor. The second and third bedrooms are smaller with less closet space.
- This type of house encourages older residents.
- Front of units will be lower in height, rear will be taller.
- By connecting the units, we are able to bend the units and the road, resulting in a more visually attractive development, more backyard space and a wider buffer.
- The loop road would be eliminated, and the roadway width would be reduced to 24 feet.
- There will be an option for a second floor master bedroom with certain units.
- There will be lower maintenance fees.
- There will be patios. No decks.
- 12 of the 25 proposed units will have the master bedroom downstairs.
- This project is two steps above the Viera amenities.
- The school children living in comparable units in Chatham and Morris Township were cited.
- The price range will be from \$650K or more.
- No units back up to each other.
- There will be buffer plantings along the road.
- This will not be an age-restricted site, but it is age targeted.
- The carriage homes will sell much better and stronger at a higher price point.
- The project would have lower building coverage and lower improvement coverage when compared with the approved single-family detached project.

Mr. Nardone

- Feels this project will cut down on the cut through vehicular traffic.
- It presents a more private development, rather than just another street.

Mr. Forgione

- The units are approximately 2,600 – 3,200 square feet.
- There will be 20 feet between the buildings. Side to side.
- The developer will submit the draft ordinance amendment tomorrow for Blais Brancheau to review.

Mr. Brancheau

- The current zoning is R-10A. (which is single family housing).
- We would be better off re-zoning to R-15A zone or some other zone, since this development is different than the development in the other R-10A zone in the Township.

Mr. Ferramosca

- Would like a proposed ordinance be submitted by the applicant to reduce the workload of the Township Planner.

Board

- Raised issue of appearance of the rear of units facing street. Forgione: visual impact would be mitigated by plantings, no decks.
- Questioned number of bedrooms per unit. Forgione: 3-4 bedrooms per unit.
- Suggested entrance feature at both Park Avenue and Whippany Road entrances.
- Questioned distance between townhouses. Forgione: 20 feet or more (side to side).
- Feels this is a better concept and does not want to rush with this ordinance.

4. DRAFT ORDINANCE AMENDING REGULATIONS FOR INSTITUTIONAL USES – BLAIS BRANCHEAU

Blais Brancheau

- This is a re-visit of discussion from April work-session.
- Blais went through each section and explained why the changes were made.
- The redlined version was reviewed.
- A definition of a “House of Worship” was added.
- The regulation that permits or prohibits more than one principal use/building on the property was added.
- The existing regulations for institutional uses were amended.
- Indicated that no for profit uses or activities will be considered an accessory use to a house of worship.

Mr. Ferramosca

- What are we willing to accept in terms of maximum building coverage and yards?

The Board had an open discussion regarding the draft regulations and how to try and deal with some of these issues when the churches are in a residential zone and in close proximity to residential zones.

Mayor Francioli

- Questioned parking spaces.

Board

- Discussed how to address noise disturbances.
- Feels the first option would be to limit parking.
- Discussed how to address the use of the parsonage.
- Discussed signage – 3’ x 4’ is currently allowed. It has been increased to 5’ x 6’ in the draft amendment. Height limitation and setback requirements were added.

- The RM-2 zone is being amended to eliminate institutional use.

Mr. Deehan

- Questioned if the parking standards could be different for church services and weddings. A family of four goes to church services but usually a couple goes to a wedding.

Mr. Ferramosca

- The Master Plan should come before this ordinance.

5. OTHER BUSINESS

Mr. Nardone

- Discussed the housing plan subcommittee update.
- A summary document was distributed.
- There is a potential housing site on the south side of route 10.
- 7 vacant sites being evaluated for multi-housing were identified.
- There are 3 potential areas that could be developed into housing areas.
- The identified sites above are not necessarily endorsed by the committees at this time, only being evaluated.

Mr. Brancheau

- Courts have ordered us to submit a housing plan by the end of the year.
- River Park is in court trying to over-turn their zoning.
- There are several developers who want to intervene in the development.

The Township had agreed to obtain the expertise of Robert Burchell of Rutgers. He has since had a series of strokes. Due to his medical condition he will not be able to continue. We will have to hire a new consultant. We do not know if the courts will grant an extension. We must keep moving forward in case the courts do not grant an extension.

Mr. Burgess and Mr. Brancheau need to meet with the sub-committee and iron out what they think are sites that are suitable for housing and which are not. They need to be ready to defend their decision.

8. ADJOURNMENT

Meeting Adjourned at 8:56P.M.

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