

**Minutes of the Planning Board of the
Township Of Hanover
January 12, 2016**

Member Eugene Pinadella called the Meeting to order at 7:01 PM 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, De Nigris, Dobson, Ferramosca, Mayor Francioli, Mihalko, and Pinadella.

Absent were Members: Critchley and Nardone.

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

REORGANIZATION MEETING 2016 IN THE MAIN MEETING ROOM

FOLLOWED BY A REGULAR WORK SESSION MEETING

I. STATEMENT OF COMPLIANCE

II. ROLL CALL

III. APPOINTMENTS/REAPPOINTMENTS

The secretary read the following Appointments/Reappointments into the record.

Ronald Francioli Class I Mayor One (1) Year Term Ending 12/31/16.

John Ferramosca Class III Deputy Mayor & Director of Planning One (1) Year Term Ending 12/31/16.

J. William Byrne Class II Member One (1) Year Term Ending 12/31/16.

Robert Nardone Class IV Member Four (4) Year Term Ending 12/31/19.

Eugene Pinadella Class IV Member Four (4) Year Term Ending 12/31/19.

Russell Dobson Class IV Alt. 1 Member Two (2) Year Term Ending 12/31/17.

VI. CONCEPT REVIEW

CON-035

Blanchard Securities Co., LLC/Frederick Holding Co., LLC
170 E. Hanover Avenue/91-93 Horsehill Road, Cedar Knolls
Block 1601, Lots 2 and 3

William Hamilton, of Bowman Consulting, gave an overview of the proposed conceptual development for a retail shopping center.

- 3 buildings are being proposed.
- All 3 buildings meet the standards of the ordinance.

Chuck Dietz, Architect

- Proposed pulling the buildings forward and linking them together by an ornamental feature. There will be parking in the rear. He would create a plaza at the corner of Horsehill Road and Hanover Ave.
- All four sides of the building would have decorative facades.
- The exterior finish could be made to match the Shop-Rite Shopping Center so it looks like it flows.
- Sidewalks will be extended to the surrounding properties.

Blais Brancheau

- The county is planning a multi-purpose path along Hanover Avenue. His advice to the applicant would be to reach out to the county so that the development does not conflict with the path.
- He explained the ordinance requirements for islands in parking areas for commercial properties.

Mr. Burns

- Feels this is a decent concept.

Chairman Pinadella

- Would like the design of the buildings to be a little more creative.

Board

- The Board is in favor of this concept as presented.

VII. ZONING ORDINANCE DISCUSSION – I-B3 ZONE FLOOR AREA RATIO, PARKING REQUIREMENTS FOR INDUSTRIAL BUILDINGS – Blais Brancheau

Blais Brancheau

- Gave an overview of the changes to the zone regulations in the draft ordinance.

The Board

- Is in favor of making this recommendation to the Township Committee.

Recommended to the Township Committee to introduce the ordinance amending the I-B3 zone regulations and the parking regulations.

Moved by Member Byrne, and Seconded by Member De Nigris.

VIII. ROUTE 10 CORRIDOR STUDY – Burgis Associates

Ed Sneickus

- Reviewed the Route 10 Corridor Study Draft of January 11, 2016.
- He reviewed the changes and edits that were made to the report from the previously reviewed drafts.
- Mr. Brancheau, Mr. Sneickus, and the Board had an open discussion regarding the Metro West area of Rt. 10 and a possible overlay zone.
- Mr. Sneickus continued to review the study and the edits that were made to the draft plan.
- The extension of the B-10 Zone to Algonquin Parkway was discussed.

Board

- The Board feels that Mr. Sneickus and Mr. Brancheau should get together and discuss the issues. This is not ready to be before the Board yet. The issues should be ironed out, and then come back before the Board.

Ed Sneikus

- Finished reviewing the changes.
- Mr. Sneickus reviewed the Action Plan and gave an overview of the updates.

Mr. Brancheau

- Would like one more opportunity to comment on the plan before it goes to the Public Hearing.

Mr. Sneickus

- Will be presenting the plan on January 28, 2016 to the Township Committee.

The Board

- Is concerned about the public's ability to understand the plan that will be presented.

The Board and Professionals

- Had an open discussion about the adoption of the plan and the ordinances and how they will take place.

Ed Sneickus

- Will be providing colored plans on 11X17 sized sheets.

Chairman

- Would like the Board to discuss what they would like to see in each area of the map. This has been going on so long, he is concerned that we are losing the concept of what was originally envisioned.
- The Chairman would also like to discuss Areas I, J, and B and what they conceptually envision for these three areas.

- On February 9, 2016, Mr. Sneickus will present a finalized report with larger, colored plans.

8:43PM - The Board makes a motion to go into a closed session.

IX. EXECUTIVE SESSION

Motion to go into an executive closed session:

To discuss such matters, specifically: (1) the pending Declaratory Judgment action titled In Re: Clinton Township Compliance with Third Round Mount Laurel Affordable Housing Obligations, Docket No. HNT-L-315-15 (the "litigation"); and (2) a matter falling within the attorney-client privilege where confidentiality is required for the attorney to exercise his ethical duties as a lawyer, namely, legal advice regarding the preparation and adoption of an amended Housing Plan Element and Fair Share Plan ("HPE&FSP");

Moved by Member Ferramosca.

Seconded by Member Mayor Francioli.

Members Deehan, Dobson, Mihalko, Byrne, De Nigris, Ferramosca, Francioli, and Pinadella all voted in favor of the closed session. No members voted against the resolution.

Kimberly Bongiorno, Board Secretary, excuses herself from the meeting.

9:30PM The Board goes back on record.

Motion to go back into open session.

Moved by Member Ferramosca.

Seconded by Member Francioli.

Members Deehan, Dobson, Mihalko, De Nigris, Ferramosca, Francioli, and Pinadella all voted in favor of going back on record. No members voted against the resolution.

X. ADJOURNMENT

Meeting Adjourned at 9:35 P.M.

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