

**Minutes of the Planning Board of the
Township Of Hanover
MARCH 8, 2016**

Chairman called the Work Session Meeting to order at 7:00PM in Conference Room “A” and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno, LUA 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 were, Township Engineer, Gerardo Maceira and Township Planner, Blais Brancheau.

1. LAND MARK COMMISSION PRESENTATION – MIKE CZUHNICKI – 15 MINUTES

Mr. Czuhnicki, the Chairman of the Land Mark Commission, reviewed the PowerPoint Presentation titled Whippany Historic Town Center Vision and Early Projects dated March 8, 2016.

- Mr. Czuhnicki also reviewed the Whippany Historic Town Center Overview.
- The WiHi Concept was discussed.
- The History Footprint was reviewed.
- Opportunities for Enhancement.
- All present and future projects were discussed.
- The intent of the 300 year “Ye Olde Whippany Iron Forge” was discussed.
- The History Observation Walk.
- Our potential next steps.

Mr. Brancheau

- We have to decide on the best approach for the Master Plan.
- Land Use Regulations, public improvements, land acquisition, and potential regulations need to be addressed.
- To determine what property issues there may be, a graphical map identifying the locations of the proposed sites was reviewed.
- Environmental constraints.
- How much space is needed for each of the sites, and where will people park their cars?

Chairman

- The next step should be a location map. Then the Planning Board could discuss it at the next Planning Board meeting to establish prioritization.

The Path Projects were looked at and how monuments may tie into these paths was discussed.

2. CON-037 26 PARSIPPANY ROAD LLC- MULTI-FAMILY CONCEPT REVIEW – 15 MINUTES

Larry Cali, Attorney for the developer was present.

The Developer is Silverman Group. An overview of the group was given.

Chuck Thomas, from Bowman Consulting gave an overview of the proposed location.

- There is almost 12 acres of property.
- This property has a lot of constraints. There is a Floodway and Flood Plan.
- There are 220 units being proposed.
- The view from the front of the building would be four stories.
- There would be underground parking, and surface parking in the back.
- There would be a setback of 100 feet.
- A Porte Carcier in front.
- A rendering of the look from the road was shown.
- This is a constrained site.
- This is a proposal of 220 units on 12 acres. (18 units per acre)
- A large green corridor will be created.
- The units will be 1,200 square feet.
- The units will be rental units.

Chairman

- The Chairman feels this project is way too dense.

Mr. Ferramosca

- Would like to see 8 units per acre.

Board

- The Board does not feel there is a compelling reason to allow such density. They do not want to set a precedent.

Mr. Thomas

- If the density was lowered, all parking would be on the surface and would mean more coverage.

A mixed use or commercial use was not looked at yet.

Board

- The consensus is the density of this project is just too high.

3. RESOLUTIONS

- 1) **CASE NO.** 15-11-16
 APPLICANT HANOVER RIDGEDALE, LLC (AUTOZONE, QUICK
 CHEK)
 OWNER HANOVER RIDGEDALE LLC & HANOVER
 ACQUISITION, LLC
 LOCATION: 110 EAST HANOVER AVENUE
 CEDAR KNOLLS
 BLOCK: 1702 & 1701 **LOTS:** 12.01 & 8 **ZONE:** I-B3

Applicant sought Preliminary and Final Site Plan approval as well as Variance approval for the development of a commercial development on the property. The proposal included an approximately 80, 315 sq. ft. multi-tenant retail building, a 7,360 sq. ft. AutoZone retail building, two restaurant pads of 5,040 sq. ft. and 6,300 sq. ft. respectively and a QuickChek Food Store with fuel service. The applicant proposed a variety of improvements including parking lots, driveways and drive aisles, landscaping, lighting and other improvements. **APPLICATION APPROVED WITH CONDITIONS FEBRUARY 16, 2016**

Motion to adopt the above resolution as written.

Moved by Member De Nigris.

Seconded by Member Byrne.

Members Deehan, Dobson, Byrne, De Nigris, Ferramosca, Francioli, and Pinadella all voted in favor of adopting the memorialized resolution as written and no members voted against the resolution.

- 2) **CASE NO.** 15-12-18
 APPLICANT WHIPPANY ROAD DEVELOPERS
 OWNER EMMANUEL ORTHODOX PRESBYTERIAN CHURCH
 LOCATION: 325 WHIPPANY ROAD
 WHIPPANY
 BLOCK: 4701 **LOTS:** 29 **ZONE:** R-10A

Applicant sought Preliminary and Final Site Plan approval and variance relief in order to construct twenty-four (24) townhome dwelling units on the subject property. **APPLICATION APPROVED WITH CONDITIONS FEBRUARY 23, 2016**

Motion to adopt the above resolution as written.

Moved by Member Ferramosca.

Seconded by Member De Nigris.

Members Dobson, De Nigris, Ferramosca, Mayor Francioli, and Pinadella all voted in favor of adopting the memorialized resolution as written and no members voted against the resolution.

4. ROUTE 10 CORRIDOR STUDY – REVIEW OF RECOMMENDATIONS – JOE BURGIS and ED SNEICKUS

This project has consistently been evolving and moving forward.

The criteria for the area in need of redevelopment was discussed.

The Rt. 10 Study needs to be adopted as a Master Plan Element and then areas in need of redevelopment should be identified.

The Action Plan Chart was reviewed.

Discussed how the redevelopment process will work.

The Governing Body will direct the Planning Board to study an area in need of redevelopment and then make recommendations back to the Township Committee.

The condemnation and non-condemnation process was discussed.

The Non-Condensation Route – You must prove that there are changed characteristics in the area that now require condemnation.

The Condemnation Route – Forces you to act quickly. You must act in months, not years.

The Chairman feels that this should go up for a hearing and be adopted.

Mr. Brancheau

- Is OK with the document as it stands now.
- Would rather this project be done in steps rather than going public with the whole project at once.

Mr. Burgis

- Identified the area that the Governing Body may want to consider.

Mr. Ferramosca

- The original intent of this was the current zoning on Rt. 10. It does not work and needs to be addressed.

Mr. Brancheau and The Board had an open discussion regarding the route to take for the Route 10 Corridor.

Chairman

- Wants to adopt the entire plan so the public knows what is envisioned for Route 10.
- Instead of calling the proposed area the "area in need of redevelopment" let's call it the "area in need of study".

Mr. Brancheau

- Discussed the concerns with adopting the document.

Chairman

- After the Township Committee reviews the plan, the LUA Secretary will schedule a public hearing for the Master Plan Hearing.

Mr. Ferramosca, Joe Burgis, and Ed Sneickus will present the plan to the Township Committee on April 28th.

Mr. Sneikus

- Left several maps so the Board could begin to look at the areas in need of study.

The Board will spend the April Work Session looking at area #1.

Motion to adopt a document as written after the Township Committee meets.

Members Dobson, Mihalko, Byrne, De Nigris, Ferramosca, Mayor Francioli and Pinadella all voted in favor of the document.

5. HOUSING ELEMENT AND FAIR SHARE PLAN UPDATE– JOE BURGIS

Mr. Burgis reviewed the existing and proposed numbers. The Courts will decide what the final number will really be.

Hanover is in a very good position with their numbers.

6. GASOLINE STATION AND REPAIR GARAGE REGULATIONS – BLAIS BRANCHEAU

Blais reviewed the map of the Gasoline Station locations of existing gas stations in red. Orange represents the proposed or approved gas stations. The color green represents the required intersection locations and the proposed ordinance.

We are trying to restrict the number of gas stations. This is a much more dependable way to limit the number of gas stations.

The hours of operation are regulated through the General Code and not Land Use.

The Board is all in agreement with Blais's outline.

There is a 10 year deadline coming up in September for re-examination.

Blais will have something available for the April Work Session.

7. OTHER BUSINESS

John Ferramosca

- The county is putting in a one million dollar solar project at the Morris County Library. A Solar Farm is being planned.
- He wants the Planning Board to send a letter to Cathy, the Director of Freeholders to let the Library know they need to come in for a courtesy review for the solar project.

Mike Sullivan

- Will draft a letter basically asking for a courtesy review for a solar project similar to the Solar Panel Project at the Morris County Library.

Mr. Brancheau

- Discussed the proposed billboard modernization of Rt. 10 West.
- Illumination violates the illumination ordinance.
- Requires site plan approval.
- He believes the billboard sign ordinance should be updated and strengthened.

8. ADJOURNMENT

Meeting Adjourned at 9:38P.M.

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