

**Minutes of the Planning Board of the
Township Of Hanover
March 15, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:04 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, Mayor Francioli, Mihalko, and Pinadella.

Absent was Member: Nardone

Also present was Board Attorney, Michael Sullivan, and Township Engineer, Gerardo Maceira.

The Board and Donna Holmquest discussed the Housing Element and Fair Share.

The Board discussed how the Public Meeting will run this evening.

Mr. Sullivan gave the Board an overview of the Esposito Case and its outcome.

Chairman Pinadella called the Public Meeting to order at 7:31PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, LUA called the roll.

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

Absent was Member: Nardone.

PUBLIC BUSINESS

I. PUBLIC HEARINGS

1) HEARING AND ADOPTION OF THE HANOVER TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN

The Secretary acknowledges on the record two letters from objectors received by the Land Use Office.

Donna Holmquest, Professional Planner, was sworn by the Board Attorney.

Charles Applebaum, attorney for Whippany Village, had questions regarding if the Township was using the EConsult numbers that were released in December.

The client has 9 affordable housing units allocated at their Whippany Village which were not included. The units are not built yet.

Ms. Holmquest

- The client's property, at some point, may become relevant but were not included with the current numbers.
- She gave a summary of the housing plan.
- The plan was dated March 2, 2016.
- Ms. Holmquest stated Blais Brancheau was very helpful and she could not have put this plan together without his assistance.
- The Town has a rehabilitation share for the 28 units and will seek credit for 22 completed units and rehabilitation of another 6 units.
- There are a tremendous number of inclusionary units.
- There is a 3rd round showing surplus of 15 units.
- Developments are distributed evenly and integrated throughout the entire township.
- The numbers may go up in light of the EConsult numbers.
- A discussion was had with the Township Attorney and the Planner about the potential for 62 units at the Jewish Metro and they are all affordable.
- The site is an appropriate site with the proper buffering.
- The Township has a surplus with existing units and it is in good shape with the rehabilitation numbers.
- Ms. Holmquest feels we satisfy and exceed the Econsult Numbers.
- There is a 15 unit surplus.
- If we need to have some compromise between the Kinsey number and the Econsult numbers then the 9 units at Whippany Village may come into play.

7:49pm Opened to the Public for Questions and Concerns.
Seeing none and hearing none.

7:49PM Closed to the Public.

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