

**Minutes of the Planning Board of the  
Township Of Hanover  
SEPTEMBER 13, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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: Deehan, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Absent was Member: Byrne and Critchley

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

**1. CON-040 AIR LIQUIDE CONCEPT REVIEW – ROY BANT & KLAUS WIMMER & REPRESENTATIVES FROM TOYOTA**

Roy Bant, Air Liquide- Safety moment

- Showed his personal safety plan
- Roof anchors with tethers on all new roofs

Ash Corson – Toyota

- Described the Toyota Mirai and discussed focus points, it was the world green car of the year for 2016 and a real everyday car
- Laying the groundwork for over two decades
- Hybrid foundation with the Prius
- Technology in Mirai, the gasoline engine has been replaced with a fuel cell stack and the gasoline tank replaced with hydrogen tanks
- Hydrogen is odorless and non-toxic
- Hydrogen storage tanks number of tanks per Mirai-2
- Storage weight, density 5.7%
- At the test facility they are subjected to the harshest conditions, lightning strikes, accidents, bullets etc.
- Cars exceed the safety standards for any vehicle out there
- Safety features- body structure, excellent cold weather performance, severe real world testing high load to high elevation etc
- Master craftsman are building the cars
- On sale in Japan and in California since October 2015
- In California the stations are the limiting factor
- Not aware of any accidents at the filling stations

- It is non-toxic and doesn't pool like gasoline
- Safety systems are all geared towards automatic shut off
- Most stations are co-mingled with regular gas stations
- Vehicles have built in station finders

Klaus Wimmer- Black and Vetch

- There is no specific zoning code that touch on hydrogen fueling stations
- Covered by NFPA2 fire protection code and must comply with
- Will provide the resolution from CNG station from Freehold NJ

Mr. Ferramosca

- Wants them to double check for zoning codes, try Huntington Beach or he will have to do it himself

Mr. Brancheau

- Where would an appropriate location be and what will the standards be?
- From a zoning standpoint, what type of stacking areas do they need area for structures, signage needs, space needs and building needs?
- Will provide the applicant with our current gasoline station regulations and our noise ordinance.

Chairman Pinadella

- Rather than a plain wall, would like to see a structure to look similar to a building without a roof.

Mayor

- Does not have a problem with the product but wants to know how we integrate it into our ordinance.

Stephen- Air Liquide

- On site it would be 9 tubes horizontally and approximately 5 feet
- Tanks should not ever catastrophically fail due to safety relief valves

Mr. Brancheau

- If applicant could tell us how they can differentiate themselves from the current gasoline stations
- Applying the current gasoline station stands would be over stringent for this type of use.
- Create liquid fueling station ordinance.

Applicant would be very open to speak with the fire department, as well as hold a meeting for the public

They would provide the training to the fire department as well.

The Planning Board and applicants had an open discussion regarding safety.

Applicant to get back to the Township Planner, Blais Brancheau with ordinance requirements.

Jason Mitchel- Air Liquide

- Discussed remote monitoring and video monitoring of the sites
- Vent stack to vent hydrogen out
- Hydrogen will not have an odor introduced into it because it will poison the fuel cell.

Roy Bant

- There are 12 stations being introduced into the immediate area

Ashe- Toyota

- The cars are ready to go and there are customers waiting for the cars but they need fueling stations

Chairman Pinadella

- The board is prepared to go forward if they can work out some issues that Mr. Brancheau has

The Board will ask that they have a half hour presentation to the public to introduce the product to the public.

## 2. SILVERMAN GROUP DISCUSSION – GENE PINADELLA, JOHN FERRRAMOSCA

Chairman Pinadella

- Had a long discussion regarding corporate communications with Stan Omland
- Does not feel they can get lower than the 11 units per acre.
- They will have to develop as a commercial site.
- If they have a commercial application, bring it in.
- If they can get the units down to the eight acres than come in with the application.

Mr. Ferramosca

- Four potential uses he took to the Township Committee
  1. Density 11 per acre equals 120 units- sidewalks, connectivity and setbacks
  2. Warehouse use- existing non-conforming would require a zone amendment

3. Mixed use- bridge over the river would be and astronomical cost
4. Townhomes- cleanup capped and doesn't think they could market successfully for sale and the issues with people getting mortgages.

Facts

Surrounding

- Corporate
- Oak Ridge
- Quick Chek

Planning Board does not want to see a warehouse

3. REFERRAL OF ORDINANCE 25-2016 AMENDING THE REGULATIONS FOR THE WC-WHIPpany CENTER ZONE DISTRICT – BLAIS BRANCHEAU

- Amend regulations for Whippany Center zone
- Key change is to relax the standard to allow the developer not to have to include the cell tower or fire company property

Mayor Francioli made a motion to refer the ordinance as written and authorizing the Chairman to sign referral letter to the Township Committee.

Seconded by Member Ferramosca

Members Nardone, Deehan, Dobson, Mihalko, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor and no member voted against.

4. REFERRAL OF ORDINANCE 28-2016 AMENDING THE REGULATIONS FOR GASOLINE STATIONS AND MOTOR VEHICLE REPAIR ESTABLISHMENTS – BLAIS BRANCHEAU

Township Committee introduced an ordinance to allow gas stations and repair facilities to also be located within large retail development and not only at major intersections and corner lots.

The letter states it is inconsistent with the Master Plan

Mr. Ferramosca

- Large retail use with an amenity of fuel
- Why can't you make the internal roadway requirement stricter?

Mr. Pinadella

- Does not want to see a standalone operation and wants it to be a part of the larger entity

The Board had a discussion with Blais regarding not allowing a standalone repair facility; it must be within the building.

Bottom of page three of the ordinance- must be attached to the primary building

Chairman Pinadella

- Make it part of a major retail structure.
- Directed Blais to make whatever changes he can

Table this letter and referral to the October work session

## 5. ROUTE 10 CORRIDOR STUDY – ZONING STUDIES STRATEGY – BLAIS BRANCHEAU

Blais stated looking at state regulatory constraints on certain sites.

Looked at a limited section at the jug handle at Pine Plaza to the jug handle on Whippany Road

Wetlands areas, Riparian buffers and endangered species

Many of the areas along Rt 10 are heavily impacted by riparian buffers

Identify areas that are really constrained, it should focus on what is not heavily constrained

Discussed FEMA flood plain map

- Cannot put any buildings in floodways
- In flood plain, have zero net fill required
- Flood plain is based on topographic conditions

Mr. Pinadella questioned if they could do one contiguous zone for Rte. 10

Open discussion regarding possible zoning for Rte. 10

Mr. Brancheau

- Will prepare an ordinance that is one zone and he and board will work on fine tuning the ordinance

## 6. MINUTES - MAY 10, JUNE 21, JULY 12, JULY 19, AUGUST 9 AND AUGUST 16, 2016

Motion to approve the minutes as written was made by Member Nardone and Seconded by Member Dobson, voice vote all members present in favor of adopting the minutes as written.

7. MASERATI CURB ISSUES & DOT – GERRY MACEIRA

Outside Maserati the DOT does not want a curb. Verizon has a vault and the DOT would deny the curb.

The Board is okay with the curb not being built.

8 ADJOURNMENT

Meeting Adjourned at 10:05P.M.

---

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