

**Minutes of the Planning Board of the  
Township Of Hanover  
October 23, 2012**

Vice Chairman Robert Nardone called the Work Session to order at 7:05 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: Critchley, Deehan, DeNigris, Ferramosca, Francioli, Iannaccone, Nardone, Pinadella, and Williams

Absent were Members: Byrne and Steiger

Also present were Board Attorney, Michael Sullivan and Township Engineer, Gerardo Maceira, PE. and Township Planner, Blais Brancheau

Member Nardone reviewed agenda for the evening

Michael Sullivan – Board Attorney – Advised the board has been served with a complaint from Stop & Shop

- Regarding Hanover & Horsehill
- Reviewed counts in lawsuit
- Complaint has also been referred to JIF

Michael Sullivan – Board Attorney – Gave a breakdown of possible time line

Board questioned how lawsuit would proceed  
Board is co-defendant with Hanover & Horsehill LLC

Authorization from the Planning Board to have Michael Sullivan Esq. of the firm Stickel, Koenig, and Sullivan represent them in the matter of Docket # MRS L-2480-12 The Stop and Shop Supermarket Company, LLC v. Planning Board of the Township of Hanover: Hanover Horsehill Development, LLC et al

Moved by Member Ferramosca, Seconded by Member DeNigris  
Voice Vote All Present in Favor

Board adopted a resolution to go into closed session to discuss the Stop and Shop litigation

Motion to go into closed session  
Moved by Member Nardone, Seconded by Member Ferramosca  
Voice Vote All Present in Favor

7:25 PM Back in Open Session

Blais Brancheau – Township Planner – discussed letter received from Tom Malman - Attorney for 67 Whippany Road

- Suggest Michael Sullivan review draft ordinance for OB-DS zone before it is introduced by Township Committee

Member Francioli – Gave information to Board regarding 67 Whippany Road LLC

- Submitting application to Board for development of South Campus at 67 Whippany Road
- Township Attorney review case regularly

Vice Chairman Robert Nardone called the Regular Meeting to order at 7:37 PM and The Open Public Meetings Act statement was read into the record:

### **Cases Presented**

#### **I. MINUTES FOR APPROVAL - SEPTEMBER 25 & OCTOBER 9, 2012**

Motion to approved with amendments to October 9, 2012 minutes  
Moved by Member Pinadella, Seconded by Member DeNigris  
Voice Vote all Present in Favor

#### **II. PUBLIC HEARINGS**

##### **1) Adoption of Land Use Plan Amendment**

Blais Brancheau - Township Planner and Gerardo Maceira - Township Engineer sworn by Board Attorney

Blais Brancheau Township Planner - Gave presentation regarding Amendment to Land Use Element of the Master Plan

- Gave a description of what the Land Use Plan is
- Application filed for amendment and gave the description of where the site is located requesting the amendment
- Described the changes creating OB-DS zone
- Described the changes and the reasons for the proposed changes
- Change is to broaden the permitted uses in the location where changes were requested
- Retail would only be permitted as a shopping center
- Not as a single use retail use
- Standards are outlined within the plan

Opened to Planning Board for discussion

Opened to the public Hearing no comment

Closed to public

Land Use Element approved/adopted as written  
Moved by Member Ferramosca, Seconded by Member Francioli  
Members Voting “AYE” DeNigris, Pinadella, Critchley, Iannaccone, Deehan, Williams,  
Nardone, Ferramosca, and Francioli  
Members Voting “NO” None

## **2) Adoption of the Circulation Element of the Master Plan**

Circulation Element presented by Blais Brancheau - Township Planner and Gerardo Maceira - Township Engineer

Blais Brancheau – Township Planner - Gave snapshot of the plan described the circulation plan element

- This is a comprehensive amendment that speaks to a number of issues
- Outlined what is in the plan
- Introduction - goals and objectives - street inventory- street classifications
- Described the different street classifications and categories
- Discussed and described Recommended street Improvements map
- Described pedestrian and bicycle circulation
- Described sidewalk plan map
- Discussed bicycle circulation and bike facilities such as bike racks

Gerardo Maceira – Township Engineer - Gave overview of the roadway improvements identified within the plan

- Described intersection improvements
- Referred to several elements used to identify intersections requiring improvements

Member Critchley - Questioned Bee Meadow Parkway

Gerardo Maceira – Township Engineer - Bee Meadow Parkway is almost too wide

- Recommendation is to insert traffic/speed calming elements

Member Francioli - Questioned Boulevard Road improvements

Gerardo Maceira – Township Engineer - No curbs - narrow areas and drainage issues - residential standards are not met

- Character of road changes abruptly and should have a consistent type of roadway

Member Pinadella - Questioned stripping some roads with a bicycle lane

- Potential way to control speed on Bee Meadow Parkway by reducing size of lanes and adding bike lanes

Member Ferramosca – Questioned Parsippany Road and Reynolds Ave

- How quickly could they get a traffic signal

Gerardo Maceira – Township Engineer - a warrant study is required - studying volume - traffic accidents.

- Traffic signal at Veterans would impact - if a signal would be approved at Parsippany and Reynolds

Opened to the public

Tom Malman – Attorney with Day Pitney - Client is 67 Whippany LLC

- Comments on the circulation plan
- Atlantic Traffic Report - Differences of opinion on intersection improvements
- Requesting to meet with Blais Brancheau – Township Planner and Gerardo Maceira – Township Engineer and Mr. Meth to work together
- Not here to object to proposed Circulation plan
- Requesting to work together and want to be part of the solution

Gerardo Maceira – Township Engineer - Does not see an issue with working together

- Until there is a real development
- It is hard to say what the final design will be
- This is more of setting aside the priority sites

Closed to public

Motion to adopt circulation plan

Moved by Member Pinadella, Seconded by Member Critchley

Members Voting “AYE” DeNigris, Pinadella, Critchley, Iannaccone, Deehan, Williams, Nardone, Ferramosca, and Francioli

Adoption of the Resolution for approvals of the Circulation element and land use plan of the element

Moved by Member Pinadella, Seconded by Member DeNigris

Members Voting “AYE” DeNigris, Pinadella, Critchley, Iannaccone, Deehan, Williams, Nardone, Ferramosca, and Francioli

Meeting of November 13, 2012 cancelled

Discussed upcoming calendar making November 27 a work session and Route 10 corridor study discussion night

Meeting Adjourned at 8:18 P.M.

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