

**Minutes of the Planning Board of the  
Township Of Hanover  
February 14, 2012**

Chairman J .William Byrne called the meeting to order at 7:00 PM and The Open Public Meetings Act statement was read into the record.

Acting Board Secretary, Township Engineer Gerardo Maceira took the Roll Call.

In attendance were Members: Byrne, Deehan, DeNigris, Ferramosca, Francioli, Nardone, Pinadella, Steiger, and Williams

Absent was Member: Iannaccone

Also present was Township Planner Blais Brancheau

**Cases Presented**

**I. RESOLUTIONS:**

- a) **CASE NO.** 11-6-3  
**APPLICANT** MBI DEVELOPMENT  
**OWNER** **Block 1702, Lot 12.02**  
Hanover Ridgedale, LLC & Hanover Acquisition LLC  
**Block 1603, Lot 4**  
The Sentinel Publishing Group  
**LOCATION:** Horsehill Rd.  
55-57 Horsehill Rd. Whippany  
**BLOCK:** 1702 **LOTS:** 12.02 **ZONE:** IB-3, I & AH-1 Overlay  
1603 4

Applicant sought Amended Preliminary and Final Site Plan Approval to construct 78 multi-family affordable dwelling units in six buildings, together with a clubhouse, a tot lot, 138 surface parking spaces, and an access drive from Horsehill Rd. Applicant also sought variance relief to permit four (4) building identification signs, each measuring approximately 1.5 s.f. on each building. Application approved January 24, 2012

Moved by Member Nardone, Seconded by Member Deehan  
Members Voting "AYE" DeNigris, Pinadella, Steiger, Deehan, Williams, Nardone, Ferramosca, Francioli, and Byrne  
Members Voting "NO" None

- b) **CASE NO.** 11-12-13  
**APPLICANT** 67 WHIPPANY ROAD INVESTORS, LLC  
**OWNER** 67 Whippany Investors, LLC  
**LOCATION:** 67 & 85 Whippany Road

**BLOCK:** 5801                      **LOTS:** 1, 1.01                      **ZONE:** OB-RL3, I-5  
Applicant sought preliminary and final site plan, minor subdivision and variance approval for the development of a new corporate office complex.  
Application approved January 24, 2012

Moved by Member Francioli, Seconded by Member Nardone  
Members Voting “AYE” DeNigris, Pinadella, Steiger, Deehan, Williams, Nardone, Francioli, and Byrne  
Members Voting “NO” None

**II. COURTESY REVIEW FOR DUGOUTS FOR THE BASEBALL FIELD AT WHIPPANY PARK HIGH SCHOOL 165 WHIPPANY ROAD**

Mary Allocco - President, the Wildcat Diamond Club

- Presents proposal
- Dugouts are not sunken, but at grade
- Roof provided for dugouts

Board – Questions and comments

- Safety railing? – No railing needed, since dugouts are at grade, not sunken
- 

Board reviewed and had no issues with the proposal

Member Steiger believed the police should be notified to add this location to their patrol.

**III. CON-013 BLANCHARD SECURITIES/FREDERICK HOLDING COMPANY APPLICATION FOR REQUEST TO AMEND MASTER PLAN, LAND USE ORDINANCE, 170 HANOVER AVE AND 91-93 HORSEHILL ROAD, BLOCK 1601, LOTS 2&3**

Rick Sorota —Attorney

Clifford and William Blanchard – Wm. Blanchard Co.

Bill Hamilton – Omland Engineering

- Presents existing conditions
- Office market poor, looking at retail use

Shows Hanover Avenue corridor – Most lots less than the 10 acres minimum required for retail. 3.6 acres (Blanchard site). Three others Greater than 10 acres

–presents concepts (plans)

First Concept

- 25,000 retail building
- Access drives from Hanover And Horsehill

Second Concept

15,000 retail building and separate 4,200 square foot pad building (bank etc.)

#### Ordinance Issues

- Minimum 10 acre lot area for retail use (proposing 3 acres required)
- Minimum lot width 600 feet for retail use (proposing 300 feet required)
- Yard setbacks
- Minimum front yard: 75 feet, or 1.5 times building height (seeking 50' front yard required)
- Minimum side and rear yards: 40 feet, or 1.5 times building height (seeking 30' side, rear required)

Blais Brancheau – Township Planner – Would rezoning be independent of Shop Rite development; would standards only apply if adjacent to or across street from 10 acre residential?

- They want to be independent of Shop Rite

Member Pinadella – What type of retail – Uncertain, but potential includes pharmacy and banks

Impervious coverage compared to office site plan – Unknown, but complies with I-B3 Zone standard

Member Francioli – What was rationale for 10 acres minimum. Blais Brancheau – Township Planner – Wanted major retail in existing office/industrial zone, not small, marginal retail.

Member Byrne – Office market poor – need to be more aggressive in developing under-utilized properties

Member Pinadella – Potential impact upon Pine Plaza – Cedar Knolls – Morris County Mall

Member Steiger – Timeline for fill operation

Member Pinadella – Should be single building with quality architecture

Planning Board asks Blais Brancheau – Township Planner to draft ordinance, perform analysis of impact upon entire zone, for discussion purposes only

#### **IV. POTENTIAL REZONING OF BLOCK 9001 LOT 4 (HARDY PROPERTY) BLAIS BRANCHEAU**

Blais Brancheau – Township Planner – Presents background – Hardy Letter – Forgione concept – Hardy Estates wants to sell

- Hardy property is small 60' wide and in I zone – too small
- Forgione owns land surrounding Hardy
- Bogeys interested in selling

Discussion of options

- For Residential use the Planning Board feels density too high in the Forgione concept
- Office
- Retail

**V. OTHER BUSINESS**

Go for the Gold – Parking Issue

- Blais Brancheau – Township Planner – distributes February 14, 2012 letter from Sean Donlan
- Discussion of parking shortage
- Planning Board wants tenant to come in and address problem at the next work session

Meeting Adjourned at 8:15 P.M.

---

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