

**Minutes of the Planning Board of the
Township Of Hanover
March 13, 2011**

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

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

In attendance were Members: Byrne, Deehan, DeNigris, Ferramosca, and Pinadella,

Absent were Members: Francioli, Nardone, Steiger, and Williams

Also present was Township Planner, Blais Brancheau

Cases Presented

**GO FOR THE GOLD INFORMAL REVIEW FOR CERTIFICATE OF CONTINUES
OCCUPANCY – NUMBER OF PARKING SPACES**

Larry Maitlin – Attorney - Business history

- Temporary certificate of occupancy based upon 17 parking spaces
- Seeking permanent Certificate of occupancy
- Up to seven employees present
- 3:15-6:15 primary period of business (after school)
- 5 to 11/12 year old
- 6 -9 PM team activity

Alan Maitlin – (Father) – Attorney with Livingston Board of Adjustment

Larry Maitlin – Hands out original site plan – air photo

- Describes operations
- Wants permission for stacked parking

Board questions and discusses

- Stripe additional parking in rear 8 spaces
- Try to lease spaces from Power Dynamics
- No Parking signs in driveway

Motion to Approve subject to conditions:

Moved by Member DeNigris, Seconded by Member Ferramosca

Members Voting “AYE” DeNigris, Pinadella, Deehan, Ferramosca, and Byrne

Members Voting “NO” None

BROOKFIELD – INFORMAL DISCUSSION OF PROPOSAL TO AMEND ZONING ORDINANCE TO PERMIT MULTIFAMILY HOUSING AT BLOCK 3601, LOT 12 (FORMER BEAR STEARNS, J.P. MORGAN PROPERTY)

Michelle Berliner – Describes Brookfield – JP Morgan / Bear Sterns property – purchased two years ago with 15 other sites from JP Morgan

- Had thought data center would be well suited – property / zone was amended to allow
- High vacancy rate in Morris County especially in Whippany and Cedar Knolls
- Marketing attempts – value high power availability- unsuccessful
- Cushman Wakefield – hired to help with marketing also PR firm
- Describes current occupancy – JP Morgan, Berkely – total occupancy 30% of GPA
- Complaints about low visibility access not ideal
- JCP&L viewed with disfavor by data center users. Not cooperative or helpful
- A dozen centers available in area four users
- Housing would make it new - revive the site
- Removing turbine generators
- Housing could be available by corporation users
- Market here only for “Back Office” development
- Market competition is severe

Board Questions – Market – Long term plan for remaining of pieces

Member Pinadella and Byrne – 12 density to high

Member Ferramosca – Need to look at big picture – Pharmaceutical are shrinking into smaller companies – interest by pharmaceutical companies – Economic development committee concern about impact to remaining office space – need to hear from rest of Board members several are absent

Member DeNigris – Agrees with Member Ferramosca

Member Pinadella- Concern regarding impact to office buildings on the site – density to high not excited about it

Member Deehan – Similar to Member Pinadella

Jodi Stasse – Described housing market for rental condo’s

- Young business workers 25-30
- Seniors / Empty nesters
- Single parents

Bill Hamilton- Omland Engineering – 125 ‘from Cedar Knolls Road 75” from South Jefferson Road

- Transitional use in neighborhood
- Traffic 182 apartments versus office building less than for office
- Coverage would be consistent with R-M Zone

- Willing to provide affordable housing but would prefer not too

Joseph Forgione- Fiscal impact- would be greater \$1.39 square foot now \$400,000.00 increased revenue

Meeting Adjourned at 8:42 P.M.

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