

**Minutes of the Planning Board of the
Township Of Hanover
May 29, 2012**

Chairman called the 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, Ferramosca, Francioli, Iannaccone, Nardone, Pinadella, Steiger and Williams

Absent was Member: DeNigris

Also present was Township Planner, Blais Brancheau

TREE ORDINANCE AMENDMENTS DISCUSSION - Blais Brancheau – Township Planner

Mr. Brancheau distributed a summary of the current tree regulations and his recommendations for amending the ordinance. Currently, the tree regulations are based upon the number of trees preserved and planted within the net area of disturbance on a site, which excludes only building areas. The recommended amendment would base preservation and planting requirements upon “plantable area,” which is felt to be a more accurate measure of the capacity of a development site to preserve and plant trees. Various site plans have been studied to determine what is typically reasonable for a well-planted site.

Discussion regarding approach

- Preservation versus reforestation
- Preservation and/or planting on site versus payment in lieu of planning elsewhere

Member Ferramosca recommended –

- Require replacement trees to be planted for trees removed
- Reduce the number of replacement trees by 50 % from the former ordinance
- Base the required number of replacement trees by the size of the tree removed, but using fewer size categories than existed in the former ordinance
- Require a minimum number of trees to be planted, even when there are no trees removed, but provide flexibility by permitting the Board to adjust the number of trees based upon specific site conditions
- Preserve property rights to remove trees on one’s property without undue interference from neighboring property owners

Blais Brancheau – Township Planner – Will prepare revised draft ordinance based on Member Ferramosca’s concepts

ROUTE 10 CORRIDOR STUDY DISCUSSION - Blais Brancheau – Township Planner

Member Nardone distributed a mini-master plan outline of goals , key considerations and strategies, along with a survey of Board members' opinions of preferred land uses in different sections of the Route 10 corridor from the Pine Plaza shopping center to the Parsippany border

Member Discussion

- Scope of study should be expanded
- Architectural design is important
- Size and depth of many lots is inconsistent with required setbacks, compliance is difficult or impossible
- Use categories preferences (preliminary):
 - East of Jefferson Road (to Pine Plaza): Hotels, Offices, Retail, Professional, other
 - West of Route 287: Hotels, Offices, Large Retail and Professional
 - South Jefferson Road – Office, Professional, Warehouses and Hotels
- Discussion of sub-areas within Route 10 corridor
- Redevelopment area designation – Possible, but would need further study
- Need to look at opportunities and constraints on site specific basis and overall

Barbara Eames – Member of Public – Spoke of the State Plan impact, the need for a consistent and coherent theme, and noted the presence of too much parking at the Pine Plaza shopping center

Judy Iradi – Member of Public – Agreed with much of what that has been said, spoke of the need for a 10 Year Plan and the need for “green” improvements on Route 10

Board – Wants Township Planner - Blais Brancheau to prepare study of issues, opportunities and constraints of Route 10 corridor for the next work session

Discussion of needs opportunities regarding aging population senior housing services etc.

Member Nardone – Should not lose sight of South Jefferson Road zoning issues but should expand beyond Jefferson Rd and instructed the Planner to look at hotels in the I- Zone. The Board agreed to discuss these at the next work-session meeting.

Meeting Adjourned at 9:32 P.M.

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

STATE OF NEW JERSEY