

**Minutes of the Planning Board of the
Township Of Hanover
May 8, 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, Gerardo Maceira, Township Engineer took the Roll Call.

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

Member Pinadella arrived at 7:20PM and Chairman Byrne arrived at 7:50PM.

Absent were Members: None

Also present was Township Planner, Blais Brancheau

Cases Presented

Discussion regarding I-B3 Zone Blanchard rezoning request to allow retail on smaller lot

Member Iannaccone - Questions reason for zoning rejection

1. FLOOR AREA RATIO – OFFICE AND INDUSTRIAL ZONES

Blais Brancheau – Township Planner - Discussion on Floor Area Ratio in the Office and Industrial Zones from his report dated May 8, 2012 - Reviews findings of his analysis

- Need to balance improvement coverage with economic development
- Discussion regarding using improvement coverage only no floor area ratio plus setbacks etc.
- Balance of economic development versus improvement coverage
- Discussion on eliminating floor area ratio and controlling development with impervious coverage and setbacks.

Board – wants to increase 20% Floor Area Ratio zones to 25% and 65% impervious coverage (I-5, I-B, I- P2)

- Board discusses variable floor area ratio

Route 10 Corridor – Planning Board needs to discuss its vision for Route 10

Special meeting will be held May 29, 2012 at 7:00 PM

2. TREE ORDINANCE AMENDMENTS

Blais Brancheau – Township Planner – Presentation – not include pavement area

- Exclude detention
- Exclude building
- Adjust ratio

Meeting Adjourned at 8:45 P.M.

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