

**Minutes of the Planning Board of the
Township Of Hanover
July 10, 2012**

Vice Chairman Robert Nardone 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: Critchley, Deehan, DeNigris, Ferramosca, Iannaccone, Nardone, Pinadella, Steiger, and Williams.

Absent were Members: Byrne, and Francioli.

Also present was Township Planner, Blais Brancheau

Cases Presented

I. MINUTES – JUNE 12 & 19, 2012

Moved by Member DeNigris, Seconded by Member Iannaccone
Voice vote All in Favor

II. RESOLUTION:

- 1. CASE NO.** 12-5-3
APPLICANT: RED BULL NEW YORK, INC.
OWNER HARTZ MOUNTAIN HANOVER SQUARE
LOCATION: 24 MELANIE LANEWHPANY
BLOCK: 6601 **LOTS:** 12 **ZONE:** I-R

Applicant sought preliminary and final site plan and variance approval to allow development to construct a soccer training facility consisting of three soccer fields a multi-purpose building, an administrative building grounds keeping and facility maintenance building, a building dedicated for athletic field and site utilities and storage space along with parking areas and other related improvements. Applicant also sought relief from section 166-131 as well as any other variances, waivers and permits as may be required or determined to be necessary by the board.
APPLICATION APPROVED JUNE 19, 2012

Member Pinadella – Page 8 Item 12 - Why not “arborist?” Township Engineer Maceira explained that the Township Arborist works under his direction, so compliance is, in effect, reviewed by the Arborist.

- Page 7 Item 3 - fence around detention basin; add “but not less than 6 feet high.”

Member Nardone – Revise number of the conditions to correct two #12’s.

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

III. **ORDINANCE 16-12– OFFICE AND INDUSTRIAL ZONES – REFERRAL FROM TOWNSHIP COMMITTEE – LETTER TO BE SIGNED BY CHAIRMAN –**

Blais Brancheau - Township Planner – Goes over draft letter responding to Township Committee referral of ordinance.

Members Steiger and Nardone - Questions about impact of floor area ratio.

Planning Board approved letter – Mr. Brancheau noted a typographical error in the last line of the letter.

IV. **JMF PROPERTIES REZONE REQUEST**

Blais Brancheau – Township Planner – presents draft ordinance

Board – Discussion regarding density (8.5 or 9.2 units/per acre) and affordable housing requirements.

- The increased density would amount to \$10,000 to \$15,000 additional mandatory development fee.

Board – Discussed planted buffer requirement adjacent to church property.

- Discusses affordable housing payment in lieu of providing on site affordable units.

Joe Forgione, applicant/developer - Recommended that the residential mandatory development fee apply and allow an additional fee "as a bonus" to be negotiated with the Township Committee and included within a developers agreement.

Member Iannaccone – Need money for subsidizing group homes.

Planning Board - wants ordinance to permit 9.2 dwelling units per acre

- Affordable housing 1% mandatory development fee for units s up to 8.5 dwelling units per acre; higher obligation for units greater than 8.5 per acre.

Planning Board approves ordinance with above changes.

V. RESIDENTIAL FLOOR AREA

Blais Brancheau – Township Planner – Explains issues related to interpretation of floor area and floor area ratio calculation – Net floor area versus gross floor area

Board agreed to allow net floor area interpretation being used by Building Department in the near term, but also for the long term to develop and definition and regulations based upon gross building area.a

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Member Iannaccone wants net floor area for long-term, not only the short term.

Rest of Board decided that gross building area should be the long term regulation.

Joseph Forgione – talks about impact on Forest Hill development homes currently under contract or being marketed.

Member Nardone – Proposed ordinance for introduction at July Township Committee meeting to amend floor area, floor area ratio definitions to reflect net floor area, based upon actual floor platform area, not the area of each floor/story.

For the long term, standards and definitions based upon a “gross building area” concept should be implemented, where the horizontal area of each story, not the area of actual floor platforms, is used as the basis for regulation, since this better reflects the exterior size of the dwelling.

VI. TREE ORDINANCE AMENDMENTS

Blais Brancheau Township Planner – Presents draft ordinance.

Discussion.

Planning Board approves draft ordinance.

Member Iannaccone – votes “NO” due to disagreement with the plantable area provisions; would prefer the quantity of new trees to be planted to be up to the Board’s discretion.

VII. OTHER BUSINESS

July 17th meeting - Planning Board votes to cancel.

Forest Hill Fencing

- Gerardo Maceira- Township Engineer – presents request by Joe Forgione to remove fence required by resolution of approval for the Forest Hill subdivision.
- Joe Forgione explains request.
- Planning Board wants Mr. Forgione to notify neighbors of his request and ask them their opinion. Neighbor responses to be provided to the Planning Board.

Horsehill Road Subdivision of Township Property

- Member Iannaccone- speaks about subdivision of Township property on Horsehill Road (Courtesy Review). Says it does not require a formal application or approval

Meeting Adjourned at 9:07 P.M.

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