

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

Appointment of temporary Chairman Pro Tem Gene Pinadella  
Moved by Member DeNigris, Seconded by Member Deehan  
Members Voting "AYE" DeNigris, Pinadella, Critchley, Iannaccone, and Deehan  
Members Voting "NO" None

Chairman Pro Tem Gene Pinadella 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, Francioli, Iannaccone, Pinadella, and Williams. Member Steiger arrived during the course of the meeting.

Absent were Members: Byrne and Nardone

Also present was Township Planner, Blais Brancheau

**Cases Presented**

**I. REVIEW AND DISCUSSION REGARDING DRAFT LETTERS RESPONDING TO REFERRAL OF THREE ORDINANCES FROM THE TOWNSHIP COMMITTEE**

**1) ORDINANCE 17-12 – FLOOR AREA, FLOOR AREA RATIO DEFINITION REVISIONS**

- Consistent with Master Plan
- Letter approved

Moved by Member Ferramosca, Seconded by Member Iannaccone  
Voice vote - All present in Favor

**2) ORDINANCE 18-12 – CHANGING THE ZONE CLASSIFICATION OF BLOCK 9201 LOT 5 (AKA 62-66 SOUTH JEFFERSON ROAD) FROM THE R-40 ZONE TO A NEW RM-5 ZONE AND ADOPTING REGULATIONS FOR THE RM-5 ZONE**

Member Steiger arrived at the meeting.

- Inconsistent with Master Plan
- Discussion regarding buffer

- Member Critchley - Revise letter to correct block and lot numbers
- Blais Brancheau – Township Planner – Reports on meeting with Joseph and Michael Mihalko and Joseph Forgione
- 20 foot buffer requirement
- Site plan review to address buffer and road alignment
- Discuss COAH obligations and fee
- Planning Board approved as revised

Moved by Member DeNigris, Seconded by Member Williams  
Voice vote – All present in favor

3) **ORDINANCE 19-12 TREE ORDINANCE REVISIONS** – Blais Brancheau

- Consistent with Master Plan
- Planning Board approves

Moved by Member Ferramosca, Seconded by Member Critchley  
Voice vote – All present in favor

**II. OTHER BUSINESS**

Scheduling of Mack-Cali

- Deferred to August 28<sup>th</sup> meeting
- Draft ordinance and Master Plan amendment submitted and is under review

Hanover & Horsehill, LLC/Shop-Rite – Resolution scheduled for adoption August 21<sup>st</sup>

**III. NEW BUSINESS**

1) Regulation of solar panels

Member Francioli – Discusses preparation of draft ordinance – Blais Brancheau, Township Planner, to draft ordinance

- Discussion of policy regarding rooftop units
- EDAC role – Send draft ordinance as a courtesy

Member Pinadella

- Should not be permitted in front yard if on the ground
- May need to establish policies for wind power facilities
- Should have separate regulations for residential and non-residential solar facilities
- Planner to prepare ordinance for September work- session

2) Zoning amendment for Suburban Propane per master plan recommendations

- Prepare draft ordinance for September work-session
- Combine with discussion on Route 10 corridor study (ongoing)

- 3) Iossa Subdivision – Member Steiger is pleased with subdivision and construction of homes
- 4) Dendreon – Closing its Hanover Avenue facility
- 5) Litton – Cleanup ongoing
- 6) Cedar Knolls Mews – Hanover Sewerage Authority wants developer to be responsible for cleanup if necessary on the opposite side of Whippany River from the site

Meeting Adjourned at 7:45 P.M.

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