

**Minutes of the Planning Board of the
Township Of Hanover
January 8, 2013**

Board Attorney Michael Sullivan called the Meeting to order at 7:02 PM and The Open Public Meetings Act statement was read into the record:

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

In attendance were Members: Critchley, Deehan, DeNigris, Dobson, Donaldson, Ferramosca, Francioli, Nardone, and Pinadella

Absent was Member: Byrne

Also present were Board Attorney, Michael Sullivan, Township Planner, Blais Brancheau and Township Engineer Gerardo Maceira, PE

I. APPOINTMENTS/RE-APPOINTMENTS

Ronald Francioli Class I Mayor One (1) Year Term Ending 12/31/13

John Ferramosca Class III Deputy Mayor & Director of Planning One (1) Year Term Ending 12/31/13

John Donaldson Class IV Member Four (4) Year Term Ending 12/31/16

Russell Dobson Class IV Alt. 2 Member Two (2) Year Term Ending 12/31/14

II. REORGANIZATION

1. ELECTION OF CHAIRPERSON

Nomination of Member Nardone for Chairman by Member DeNigris

Seeing no other nominations a vote of the Board was taken and Member Nardone was elected Chairman

Moved by Member DeNigris, Seconded by Member Francioli

Members Voting "AYE" DeNigris, Pinadella, Donaldson, Critchley, Nardone, Deehan, Dobson, and Ferramosca

Members Voting "NO" None

2. ELECTION OF VICE CHAIRPERSON

Nomination of Member Pinadella for Vice-Chairman made by Member De Nigris.

Seeing no other nominations a vote of the Board was taken and Member Pinadella was elected Vice-Chairman.

Moved by Member DeNigris, Seconded by Member Francioli

Members Voting "AYE" DeNigris, Pinadella, Donaldson, Critchley, Nardone, Deehan, Dobson, Ferramosca and Francioli

Members Voting "NO" None

3. RESOLUTIONS

- a. Designation of Official Newspaper Daily Record & Hanover Eagle
- b. Designation of Board Attorney Michael Sullivan of the Law Firm Stickel, Koenig, Sullivan & Drill
- c. Appointment of Board Secretary Kimberly A. Bongiorno, LUA
- d. Adoption of Schedule of Meeting Dates for the Year 2013
- e. NJ Federation of Planning Officials Membership

Motion to approve all resolutions by consensus moved by Member Pinadella, Seconded by Member Ferramosca

Members Voting "AYE" DeNigris, Pinadella, Donaldson, Critchley, Nardone, Deehan, Dobson, Ferramosca and Francioli

Members Voting "NO" None

Member Pinadella – raises question of meeting notice starting at 7:00 versus 7:30 PM

A Motion to reaffirm the Nominations of Member Nardone as Chairman Member Pinadella as Vice Chairman and the 2013 resolutions of the Board was entered into the record.

Moved by Member Ferramosca, Seconded by Member De Nigris

Members Voting "AYE" De Nigris, Pinadella, Donaldson, Critchley, Nardone, Deehan, Dobson, Ferramosca, and Francioli

III. REGULAR WORK SESSION OF THE PLANNING BOARD CALLED TO ORDER

A) WORK SESSION DISCUSSIONS

- 1) BLANCHARD SECURITIES FREDERICK HOLDING REZONE REQUEST – FRED SIROTA

Case carried by letter to February 12, 2013

- 2) ROUTE 10 CORRIDOR DISCUSSION – ROBERT NARDONE

Michael Sullivan – Board Attorney – Cites redevelopment area criteria from local redevelopment and housing law – Also provides overview of process

Board has an open dialog to discuss redevelopment of the Route 10 Corridor.

Zone 1 Discussion – Allow both retail and residential. Only allow western lots to be retail if part of eastern lot development. Provide separate regulations for retail and residential development. On north (westbound) side of Route 10 allow residential use for existing dwelling.

3) JMF PROPERTIES REZONE REQUEST – JOE FORGIONE

Barry Mandelbaum – Attorney for applicant – introduces application

Stan Omland – Omland Engineering – Engineer for applicant – Hands out colored plans – recounts prior plans submitted and discussed

- New Plan – 18 homes – 15 feet minimum distance between side walls of homes.
- Similar to Windemere Court, but with a higher density
- Approximately 4.5 units per acre are proposed
- Shows architectural plans for similar home styles.
- The development would be condominium ownership.
- The proposed road is 30 feet wide
- Proposing transitional property between church and single family neighborhood to north

Board – Questions

- Driveway length – 20 feet
- Why condominiums – want fee simple lots with condominium maintenance
-
- Why “T” at end of road; does this allow adequate turning area for fire trucks and garbage trucks - Hammerhead instead of cul-de-sac allowed by RSIS
-
- Sidewalks - on one side of road only
-
- Homeowners association rules on decks sheds etc. – Plan is for homeowners association to have rules, but not essential to plan
-
- Sidewalks – one side of street
-
- Condominium rules cover front side and rear yards
-

- Street maintenance and garbage collection – either private or public
-
- Rear yard setbacks in Windemere – 40 feet required
-
- Side yards in Windemere - 20 feet (between buildings)
-
- Density in Windemere – maximum 4 units per acre permitted – actual unknown
-
- Building height - 35 feet maximum, same as in other zones

Opened to public

Dan Casera – Supports project – says church is a banquet hall – Would be “smart growth” – Forgione is a good developer –

Elizabeth Simeon – Happy with plan likes condominium with association controls

Michael Mihalko – The issue is not the developer, but the development and its location – Considers the density to be too high

Jeremy Noyer – Should consider entire town not just immediate neighbors - Development would be good for businesses, with new families to buy locally.

Joseph (last name unclear) – Progress has been made, but still opposes. Concessions from existing one acre zoning are a gift to the developer – Insulted by characterization of church as banquet hall – The proposal is still too dense, and this is not a transition zone- everything around the property is single family residences, except for the church, location is not the same as a transition from Birchwood Manor or Halo Pharmaceuticals

Planning Board Deliberations

Member Pinadella - Supports change in zoning

Member Nardone – Wants Planning Board to have Blais Brancheau – Township Planner prepare draft ordinance

Members Ferramosca and Pinadella – Unhappy with hammerhead turnaround

Member Francioli – Akin to Route 10 density – Agrees transitional lot – regarding hammerhead – can address during site plan - Wants this sent to Township Committee

Member DeNigris – Asks Omland about hammerhead – Wants fire chief review – agrees with rezone

Member Critchley – Addressed most of comments – agrees with zoning – wants Fire Chief to review

Straw vote – Conceptual for zone review and preparation of an ordinance for recommendation to Township Committee

Members voting “AYE” De Nigris, Pinadella, Critchley, Deehan, and Francioli

Members Abstaining Donaldson, Dobson, and Ferramosca

Blais Brancheau – Township Planner – To prepare draft Master Plan and ordinance amendment, but first should send to Township Committee to see if they support

ROUTE 10 CORRIDOR DISCUSSION – CONTINUED

Member Pinadella described recommendations from prior meeting

- Jefferson Road jug-handle - retail
- Bike shop property - retail
- B-P zone several options: residential (for existing single family homes; offices - small or large lot options; – encourage large lot office development; retail – permit on large lots only – encourage assemblage of smaller lots
- D-S zone – combine with adjacent B-P zone into one new zone, with standards for smaller lots similar to B-P zone (discussed above)– encourage one large, coordinated development
- R-15 zone - leave as is – no redevelopment west of Mount Pleasant Avenue
- Redevelopment between Parsippany Road – Whippany Road
- Discussion of redevelopment process
- Discussion of constraints to redevelopment (lot size/shape, traffic, access, river, economics, contamination)
- Need to solicit input from development community re: redevelopment feasibility– subcommittee to explore

Blais Brancheau – Township Planner – will provide updated maps – discussion points for next discussion

Meeting Adjourned at 9:57 P.M.

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