

**Minutes of the Planning Board of the  
Township Of Hanover  
October 22, 2013**

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, Township Engineer, Gerardo Maceira took the Roll Call.

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

Absent was Member: Donaldson

Also present was Township Planner, Blais Brancheau

**Cases Presented**

**I. SETTLEMENT AGREEMENT ZONING DISCUSSION**

Blais Brancheau - Township Planner - Reviews development / Zoning history of site

- Review Town Center zone versus settlement agreement
- Summary comparison provide by Blais Brancheau – Township Planner
- Discussion

**II. LAND USE ELEMENT OF THE MASTER PLAN DISCUSSION**

- Add Whippany Center Zone
- Master Plan update consistent with ordinance
- Discussion of timing for adoption
- Public hearing on November 12<sup>th</sup> for adoption by committee on November 14<sup>th</sup>
- Board is concerned with identifying benefits to fire company

**III. 8:00 PM RIVERWALK CONCEPT**

Stan Omland – Omland Engineering – History of property ownership / development

- 750,000 office
- 486,000 flexible warehouse
- Resulting litigation
- Town center zone
- Settlement
- 25 million in expense to current day
- 77 acres is contingent
- 30 of 77 acres is encumbered by deed restriction cannot sustain residential development
- Description of initial massing plan
- 122 Town Houses

- 350 Apartments
- 263,000 Flexible warehouse
- 112 Senior
- Realignment of river – removal of dam currently with NJDEP
- Board is concerned with access options and truck traffic
- Discussion of open space and proposed improvements
- Discussion of traffic impacts
- Resulting in a reduction of density
- Concern with student population
- Concern with housing character of town
- Density is an issue

Member Pinadella – recommends 6/acre

Summary for developer

Analysis of alternate access – Rosin/Apollo/Route 10 / Traffic

Far too much housing – Density

Meeting Adjourned at 9:30 P.M.

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