

**Minutes of the Planning Board of the
Township Of Hanover
November 12, 2013**

Chairman Robert Nardone called the Regular Meeting to order at 7:00 PM and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno took the Roll Call.

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

Absent were Members: Byrne, and Critchley

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

Cases Presented

1. 67 WHIPPANY ROAD SOUTH CAMPUS ZONING CONCEPT DISCUSSION

Tom Malman - Attorney for 67 Whippany

- Gave overview of this evenings discussion regarding the South Campus
- Will present three witnesses this evening
- Have been working on mixed use concepts for past year

Sam Morreale - Principle with 67 Whippany

- Gave history of property from the time Alcatel Lucent let the town know they were vacating the Whippany Road property to present
- 1 Million and a half square feet is what was utilized by Lucent
- Referred to a power point presentation showing an aerial of the old Lucent property
- This was a 200 acre integrated campus
- 6-7 months into Vision Equities ownership - Bayer became very interested in the site - but were in competition with Parsippany and Mount Olive
- October 17, 2013 - Bayer Ribbon Cutting Ceremony took place

Dave Minno - Architect - Described the site – Power point presentation - Showed an aerial highlighting the surrounding Highways and Morristown Airport and the proximity to the site-key site in township

- Economic recession – departure of Alcatel Lucent – 1.5 million office/ lab space
- Bayer would like to see South Campus developed into the mixed use development
- Benefits of the South Campus - Unique Opportunity within Hanover - positive tax ratable - preservation of major office tenants - Invisible density - Mix of uses promotes pedestrian activity - Smart Growth - No Other site in Hanover with this zoning - Traffic Improvement over existing zoning
- Initial Plan more intense

- Described one of the first concept plans that they brought before the town
- New zoning that includes – Work – Living - and play
- Office 188,00 square feet or retail 111,000 square feet or mix of both
- 94,200 square foot office – 56,000 square foot retail – 5,000 square foot conference center up to seven stories
- Broke down plan into its components
- Tract of land is 200 acres
- Described open space and parks
- Throughout the development there will be parks walking and biking trails
- Discussed Section "A" uses as Office Space Retail - and combined Retail and Office space
- Discussed section "B" Hotel Full service with conference and dining
- Section "C" Senior Living – 180 rooms -Will be three tier care Independent - Assisted and Memory Care
- Section "D" residential 320 units – Townhomes – 60 Carriage homes - 194 Manor Residence and Clubhouse
- Recaps benefits

Board had an open question session with Dave Minno - Architect

- Floor area of components
- 200 hotel rooms
- Subcommittee was at 120 rooms – 4 stories
- Senior living – rooms or beds

Member Pinadella - Subcommittee would like to see less office and more retail – due to traffic issues

Member DeNigris - Questioned direct access to Route 10

Sam Morreale - It would be an Engineering feat due to rivers - Flood plains and preserved land

Member Francioli - Wants approaches as to how traffic is going to be handled

- Bayer expected to grow on site

Member Pinadella - Two areas Planning Board has been concerned with is number of residential units and traffic – supportive of mixed use

Member Ferramosca - Concerned with the fact there is no active recreation space proposed

Member Nardone - Next step - crafting a proposed zoning ordinance - take a proposal on an ordinance

Paul Phillips - Planner - Discussed the ways a new zone could be effectuated

- Put together new planned unit development zone for this area 7 and GDP approval
- Currently working on proposed Zoning Ordinance

Blais Brancheau - Township Planner - Feels bigger issues should be tied down before drafting an ordinance

Member Pinadella - Two issues with what has been presented

- Housing density what kind of mix do you want in the retail office area

Member Nardone - at the work session the limits of density need to be set

Planning Board – Wants to continue discussion at December work session including outline of ordinance and will then get back in touch with the Developer and let the Developer know what their thoughts for the site are once they discuss at the December work session.

Member Francioli – Applicant needs to address affordable housing obligation

Sam Morreale – Wants to finish the site and needs 320 units – wants to team partner with Bayer

2. AMENDMENT TO LAND USE ELEMENT OF TOWNSHIP MASTER PLAN – WC – WHIPPANY CENTER ZONE DISTRICT

Blais Brancheau – Township Planner - Amendment to Land Use Element of Township Master Plan - WC- zone district - Sworn by Board attorney

- Amending plan to add the Whippany Center zone to the Master plan
- WC zone is a mixed use PUD zone
- Described the area that the WC zone encompasses

Opened to the public

Robert Steiger - Korda Place Cedar Knolls - Sworn by board attorney

- Questioned why mixed use component not being removed because Fire House is not being built

Michael Mihalko - 7 Nye Avenue - Asked that the housing portion of the WC zone be reduced

Open discussion with Board lengthy discussion regarding housing and COAH obligation

Motion to Adopt

Michael Sullivan – Board Attorney - Summarized motion

Moved by DeNigris, Seconded by Donaldson

Members Voting “AYE” DeNigris, Donaldson, Deehan, Dobson, Pinadella, Ferramosca, and Nardone

3. REFERRAL OF LAND USE ORDINANCE 32-13 AMENDING THE REGULATIONS FOR THE WC-WHIPPPANY CENTER ZONE DISTRICT

Referral and authorization for Chairman to sign letter to TC Ordinance 32-13 WC Zone

Blais Brancheau – Township Planner - Gave reasons for amending the WC Zone

Motion to authorized Chair to sign referral letter to the TC

Moved by Member Pinadella, Seconded by Member DeNigris

Members Voting “AYE” DeNigris, Donaldson, Deehan, Dobson, Pinadella, Ferramosca, and Nardone

Members Voting “NO” None

**4. AMENDMENT TO CIRCULATION, AND OPEN SPACE AND RECREATION PLAN
ELEMENTS OF THE TOWNSHIP MASTER PLAN – BICYCLE AND PEDESTRIAN
CONNECTIVITY PLAN**

Blais Brancheau – Township Planner - Gave overview of the elements and how they are designed in order to be consistent

Dave Lustberg - Sworn by board attorney - Described the idea of the connectivity plan - Plan compromised of three types of trails - on road trails - off road shared use path - along road shared path

- Compromised of two main types of paths, primary spines
- Reviewed comments from Morris County Planning, Engineering and Parks
- Extended appreciation from County Planner

Gerardo Maceira – Township Engineer - Sworn by board attorney

Opened to public

Robert Steiger - Korda Place Cedar Knolls - Open Space Commission concerned with maintenance of these trails

- Concerns with maintenance responsibility – Parsippany Road route conflict with cars
- Questioned financing of this project
- Questioned need for so many bike paths

Member Pinadella - Once this plan approved can go after any grants that are offered

Closed to public

Michael Sullivan – Board Attorney - Summarized

Motion to approve

Moved by Member Pinadella, Seconded by Member Ferramosca

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

Members Voting "NO" None

Meeting of November 19, 2013 cancelled due to league of municipalities

Meeting Adjourned at 9:39 P.M.

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