

**Minutes of the Planning Board of the  
Township Of Hanover  
February 12, 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, Gerardo Maceira took the Roll Call.

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

Absent were Members: Donaldson, and Ferramosca

Also present were Township Engineer, Gerardo Maceira, PE. and Township Planner, Blais Brancheau

**Cases Presented**

**I. PB#12-12-14 FREDERICK HOLDING CO., LLC AND BLANCHARD  
SECURITIES  
170 HANOVER AVE & 91-93 HORSEHILL ROAD BLOCK 1601 LOTS 1, 2 & 3  
REQUEST FOR REZONING**

Fred Sirota – Introduction

William Blanchard – Brought property in 1955

- Built office then lab addition/ building
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- Change in market ended office use
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- Tried to market for office and other uses
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- Over 3.5 acres of land
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- Would like retail

Member Nardone – Similar request made few months ago – how is this request different

Mr. Sirota - different circumstances now “clear vision” of future of Hanover Avenue

Dan Casey – C.B. Richard Ellis – Commercial Real Estate Broker –

Described the changing office market explained the market is now depressed with high vacancy rates

- Explained the medical office market also weaker
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Arthur Weiss – Retail leasing and development offered that

- The Property has potential as a retail site
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- Interest has been expressed by day care centers, gyms, etc.
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- Not many large scale retail uses exist
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- Typical uses – drug store

Board comments and concerns:

- 10 acre minimum was intended to avoid strip retail – lack of coordination
- Better to have single use building – not small retail in strip center
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- What if requirements other than proximity – coordinated access, design, architecture with adjacent center
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- Consider minimum floor area maximum number of uses
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- 3 options – a.) Keep existing b.) Make changes requested by developer c.) Revisions per board discussion
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- Board wants to look at option “c” without any commitment guarantee of final decision. Feels that more study is needed.
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- Township Planner Blais Brancheau to work with board and prepare something for the April work session

**II. PB# CON-018 – JMF ACQUISITIONS LLC ON BEHALF OF RIVER PARK BUSINESS CENTER 47 PARSIPPANY ROAD BLOCK 3801 LOT 2 AND BLOCK 4101 LOTS 1 & 23 CONCEPT FOR 692 HOUSING UNITS (122 TOWNHOMES, 450 MULTIFAMILY APARTMENTS AND 120 SENIOR AFFORDABLE RENTAL UNITS) AND 360,000 SQ. FOOT BUSINESS CENTER**

Craig Alexander – Gave an Overview/Introduction of the proposed project

Joe Forgione – Working with Amy Neu of Eden Wood for last two years

- Gave overview of the history of the site
- Purchased in 1989 by Neu
- \$25 million spent so far on the site clean up
- Working with Ecol Sciences – environmental
- Remediation (groundwater) expected to be completed in 3-6 months
- Currently the site is underutilized.
- Numerous Department of Environmental Protection issues (stream, dam, contamination, erosion, etc.)

- Consent order with Department of Environmental protection with strict timeframes for performance
- Original approval for 750,000 square foot offices
- Proposing removal of the dam as well as removal of silt and sediment
- Currently Studying downstream impact of dam removal
- Deed notice in eastern portion of site planned
- Fiscal impact analysis – 88 acres - \$300,000 year taxes – currently under tax appeal – less than \$3,500,000 taxes proposed
- \$245million value for flex and rental housing (not included for sale housing)
- \$15million fees up front to Township, County, and State

Board – concerns regarding no single family housing units, all multifamily units proposed (692 units total)

Stan Omland – Omland Engineering – Describes proposal – Flex buildings 360,000 square feet

- Senior housing 120 units
- Multi-family apartments 450 units
- Townhouses 122 units
- Bridge access to Eden Lane – Emergency access to Parsippany Road
- Improvements to Central Park – Turf field – skating rink – parking area on Olsen Paint site
- Intersection improvement – signalization – crossing
- Easement for public access for pedestrians

Member Francioli – suggests access points to river would be helpful

Member Nardone – Questioned what alternative uses were explored – Questioned why a Town Center not being proposed.

Board – Discussion of proposal in larger context of Route 10 – Jefferson Road – Parsippany Road - and other developments in Township

- Discussion of retaining Burgis Associates for study – No decision
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- Discussion of densities – general sense is that density is too high
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- Need to perform capacity analysis of housing in township

Mr. Omland also gave an update on North Jefferson road Meat Packing Site Concept

- Fire Chief wants cul-de-sac
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- 17 homes are now currently being proposed due to the need for the cul-de-sac
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- Need to update Township Committee and get their opinion before proceeding with Master Plan amendment ordinance

**III. REFERRAL TO THE TOWNSHIP COMMITTEE FOR ORDINANCE 3-2013 –  
TREE PRESERVATION REMOVAL AND PLANTING**

Draft letter recommending adoption approved as written by Board to be signed by the  
Chairman and Submitted to Township Committee

Moved by Member Pinadella, Seconded by Member Critchley

Voice Vote all present in favor

Meeting Adjourned at 9:58P.M.

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