

**Minutes of the Planning Board of the  
Township Of Hanover  
February 20, 2013**

Chairman Robert Nardone called the Meeting to order at 7:04 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, Ferramosca, Francioli, Nardone, and Pinadella

Absent was Member: Donaldson

Also present was Township Planner, Blais Brancheau

**Cases Presented**

I. ROUTE 10 CORRIDOR STUDY - CONTINUED DISCUSSION OF PROBLEMS, OPPORTUNITIES, CONSTRAINTS AND POLICY ALTERNATIVES – BLAIS BRANCHEAU

- Discussed the section between Jefferson Road and the Grande
- Not strip malls
- B-P zone
- Encourage assembly of small lots
- No fast food restaurant looking for a higher quality, larger size establishments
- Discussed the office between VFW hall and Tiffany's – B or BP zone
- Discussed combining the B and B-1 zones

WC Zone

- Wants to maintain conventional and planned development
- Suggested a rewrite of the zone to allow independent development

Zone 5 Troy Hills Road to Algonquin Parkway (south of Rt. 10)

- Encourage assembly of small lots
- Minimum lot sizes for certain uses
- Encourage architectural integrity – such as Whippany Village – Draw upon historic resources
- Main street concept
- Retail larger lot size

Zone 4 Troy Hills Road to Algonquin Parkway (north of Rt. 10)

- Similar to I-B3 zone on Hanover Avenue

- Look at Union Hill zoning in Denville
- Example: Woodbury Center
- Not “Big Box” retail but specialty shopping center
- Township Planner Blais Brancheau research zoning in other towns like Randolph Center etc. Copy to Planning Board
- This is a priority location
- No industry

Zone 6 Algonquin Parkway to Ridgedale Avenue (North of Rt. 10)

- No industry
- Office
- Retail – Large Lot
- Car Sales
- Restaurant
- Zone line to follow property lines
- Hotel

Zone 7 Algonquin Parkway to Ridgedale Ave (South of Rt. 10)

- Encourage assembly of smaller parcels
- Encourage assembly
- No industry
- Retail only on large lots
- Hotel

II. DEFINITIONS AND DESCRIPTIONS OF PERMITTED, PROHIBITED USES IN LAND USE ORDINANCE – BLAIS BRANCHEAU

Deferred to the March Work Session

III. MISCELLANEOUS AMENDMENTS TO LAND USE ORDINANCE – CURBS, “NO PARKING – TOW ZONE” SIGNS, FLAG POLES, BUS STOPS, ABOVE-GROUND STORAGE TANKS, ETC. – BLAIS BRANCHEAU

Deferred to the March Work Session

Board Requested for next Work Session meeting  
Township Planner Blais Brancheau to provide a Map showing changes to the D-S zone specifications for Troy Hills to Algonquin Parkway

At some point in the future the Planning Board wants to include planning for Eden Lane South Campus.

Quick Chek will be appearing before the board on February 26<sup>th</sup> with a concept for the corner of Rt. 10 and Ukraine Road

Board felt a special meeting may be needed for Route 10 study continuation but will check meeting schedules with Board Secretary

Meeting Adjourned at 9:23 P.M.

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