

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

Vice-Chairman Gene Pinadella 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: Critchley, Deehan, DeNigris, Dobson, Donaldson, Ferramosca, Francioli, and Pinadella

Absent was Member: Nardone

Also present were Township Planner, Blais Brancheau

Cases Presented

I. COURTESY REVIEW WHIPPANY FIRE DEPARTMENT NEW FIREHOUSE

Chuck Thomas – Omland Engineering – Present’s description of site improvements proposed for the new Whippany Fire Department site.

Planning Board Comments – Questions

Planning Board was agreeable with the plan as presented the only request that they had was could the proposed driveway be relocated slightly to align with Whippany Village driveway

II. QUICK CHECK CONCEPT REVIEW FOR REZONING AND MASTER PLAN AMENDMENT CORNER OF SOUTH JEFFERSON, RT. 10 AND UKRAINE ROAD

John Wychiskala – Attorney for applicant – Gave an overview of the existing proposed development the existing zoning and site contamination.

Mr. Wychiskala also gave an overview of the revised plans and architectural design

Jeff Martell – Stonefield Engineering – Reviewed with the board the proposed traffic revision on the site as well as an overview of the Architectural changes.

Addressed the resident concerns associated with the safety aspects related to Route 10 driveway

Keith Cahill - Bohler Engineering – Describes revised circulation for the proposed driveways

- Revised landscaping
- Intersect cross / hatch design was revised
- Roadway improvements
- Architectural design

- Architecture now reflects buildings in the area. Colonial look.

Planning Board Questions / Discussion – The Board authorizes Blais Brancheau – Township Planner to prepare Master Plan – Zoning ordinance to amend zoning in area.

Board allows public comment – questions – concerns expressed re: traffic safety – congestion problems

Keith Cahill – Bohler Engineering – Describes fuel tanker movements – responds to congestion – safety concerns

Motion to authorize Blais Brancheau- Township Planner to draft ordinance

Moved by Member DeNigris, Seconded by Member Critchley

Voice Vote all present in favor

III. DISCUSSION REGARDING REZONING AND MASTER PLAN AMENDMENTS FOR BLOCK: 9202 LOT 15, 62-66 NORTH JEFFERSON ROAD – BLAIS BRANCHEAU

- Reviewed the revised plans submitted for the development
- 17 single family units are now proposed
- The end of the street is now a Cul-de-sac design and not a Hammerhead
- Request for 35’ side/rear setback

Planning Board discussion – Board prefers

- 40’ setback preferred – 50’ setback from Jefferson Road
- Check with the Fire Chief in regards to the Separation between homes and safety issues
- 4’ perimeter board on board fence
- Condominium – ownership - no exterior pools sheds etc.
- Buffer plantings
- Prefers 16 units –eliminate the unit closet to Jefferson Road
- Greater distance between buildings
- Adequate setback from street to prevent cars overhang sidewalk – one side
- Cul-de-sac not hammerhead
- Board is concerned with front yard setback

Blais Brancheau – Township Planner – Check side-yard needed for firefighting – ladders – one family dwelling – variation in design of homes

Public Comments – Density to high

- 35 Rear yard not good
- Location of detention basin
- Pastor wants house near parsonage eliminated – takes offense at comment – at prior meeting calling a “front for a bar”
- Member of Trustees also echoes Pastor’s comments
- Wide ranging discussion re: Township wide policy re” high density housing

- Concern regarding increased traffic

Gerardo Maceira – Township Engineer – Road widening planned

Planning Board - Votes to have Blais Brancheau prepare Master Plan amendment and ordinance for the requested zone change

Motion to authorize Blais Brancheau- Township Planner to draft ordinance

Moved by Member Ferramosca, Seconded by Member DeNigris

Voice Vote all present in favor

Member Dobson Abstained

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

Planning Board authorizes Blais Brancheau to prepare draft ordinance for discussion for the April Work Session

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

- Add the Illuminating Standards as outlined by Engineering Society Standards
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- Need to understand why Whippany Village Chase Bank lighting is so intense and prevent it from happening again. Township Engineer to investigate.

Board in agreement lighting standards to be reviews at a later time

VI. TREE ORDINANCE AMENDMENT – BLAIS BRANCHEAU

Need to amend 5% cap language to avoid excessive obligation of site improvements

Planning Board agrees – Blais Brancheau - Township Planner to draft amendment

VII. OTHER BUSINESS

Meeting with Economic Development Committee planned to coordinate vision – regarding Route 10 etc. scheduled for the April Planning Board Work Session

South Campus subcommittee meeting report Mr. Pinadella and Mr. Critchley gave an overview of the Meeting held with Joe Burgis held earlier in the day on March 12

Discussed Patriots Path Pedestrians connectivity

Meeting Adjourned at 10:00 P.M.

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