

**Minutes of the Planning Board of the
Township Of Hanover
April 9, 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: Critchley, Deehan, DeNigris, Donaldson, Ferramosca, Francioli, and Nardone

Absent were Members: Dobson and Pinadella

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

Cases Presented

1. JOINT SESSION WITH EDAC TO DISCUSS VISION FOR ROUTE 10 CORRIDOR DEVELOPMENT

Member Nardone – Background information - Summary of scope – intent of study – work done to date

Arthur Linfante – Economic Development Advisory Committee Member – Economic Development Marketing Framework – Introduces marketing plan of Economic Development Advisory Committee

Dan Breen – Economic Development Advisory Committee Member – Handout – Recent ratable problem – being addressed – number of success stories

- Strength weaknesses opportunities threats analysis
- Need to define a vision for township

Member Nardone – Planning Board role is best land use – Not necessarily economic development

- Planning Board trying to build in flexibility
- Serious constraints in certain locations – property, sizes, ownership, river etc.

Arthur Linfante – Planning Board critical for economic development – assembly of properties will follow if large parcels redevelop

Member Ferramosca – Recaps Route 10 corridor efforts to date

- Ratable can't drive Planning Board decisions – only one factor in policy decisions

Member Francioli - Redevelopment primary focus – upgrades

- Core areas for development – River Park , South Campus, Corporate Mailings

Blais Brancheau – Township Planner – (See Handout) - Presentation of draft recommendations

Member Nardone – Four key areas – Paper Mill Site, Corporate Mailings, Algonquin – Troy Hills Area, South Campus

Member Francioli – Need to leverage and enhance open space assets

Member Nardone – Wants Township Planner Blais Brancheau to keep focus on four key areas

Member Francioli and Arthur Linfante EDAC Member – Need to work with landowners

Member Francioli – Invite Carol Grossi, Scott Pepper to meeting to discuss Board of Education issues

- Impact study regarding schools and services on going
- Need to understand traffic impacts of new development –Discussion

Member Nardone – Zone 3 and 4 primary focus

- Connectivity important

2. REFERRAL OF ORDINANCE 13-2013 TO THE TOWNSHIP COMMITTEE REVISING VARIOUS DEVELOPMENT REGULATIONS

Blais Brancheau – Township Planner – Explains draft letter recommending adoption of the ordinance.

Planning Board approves letter

Moved by Member Critchley, Seconded by Member DeNigris

Members Voting “AYE” DeNigris, Donaldson, Critchley, Deehan, Ferramosca, Francioli, and Nardone

Members Voting “NO” None

3. DRAFT DEVELOPMENT STANDARDS: 62-66 NORTH JEFFERSON ROAD - BLAIS BRANCHEAU

Blais Brancheau – Township Planner – Presents summary of standards

- Developer request for amendments
- Planning Board says 50 feet from variable rear yard as determined by Planning Board with 35 feet minimum with average rear yard
- Keep fence requirement
- Discussion regarding structures in yards
- Details to be specified in ordinance

**4. DRAFT DEVELOPMENT STANDARDS: B-P ZONE AT INTERSECTION OF ROUTE 10
AND JEFFERSON ROAD – BLAIS BRANCHEAU**

5. DRAFT AMENDMENT TO SIGN REGULATIONS – BLAIS BRANCHEAU

- Directional - 50 acres - one per driveway - 30 square feet
- Banner Pennants – prohibited within 200 feet of public street
- Area 12 square feet
- 30 foot height

Meeting Adjourned at 10:05 P.M.

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