

**Minutes of the Planning Board of the
Township Of Hanover
May 14, 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 Planner, Blais Brancheau took the Roll Call.

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

Absent were Members: None

Cases Presented

1. CONNECTIVITY/STREETScape PRESENTATION – ART LINFANTE (20 MINUTES)

Art Linfante – EDAC Chair – presented background conditions trends challenges

- Introduces concept of connectivity as a means to spur private development
- Key corporate tenants
- Prime development sites
- Comprehensive and adoptable roadways
- Established Greenway system
- Patriots Path

Member Pinadella – Gave a History and described the plans for Patriots Path collaborative effort with Morris County Parks Commission

Member Nardone – Patriots Path should be part of the study

Art Linfante – EDAC Chair – Continues with his presentation.

- The Market trend is desire for live – work – play environment
- Described what the Road to Implementation would be like

Member Francioli – Connection of Morris County Mall – Crossroads – Eden Lane – Bayer

- Important to make this readily available
- There has been a loss of continuity at County with Al Keat no longer involved
- A color system needed to identify path

Dave Fustberg – Consultant – Outlines proposal for pedestrian and bicycle connectivity framework for Hanover Township he prepared, dated May 13, 2013

Mayor Francioli – this issue is time sensitive due to current development proposals

There was a Discussion of creating a Committee to work on plan – no resolution was reached

Planning Board needs to issue letter to Township Committee – Blais Brancheau Township Planner to prepare for Thursday Township Committee Meeting.

2. REVIEW OF REPORT REGARDING AREA IN NEED OF REDEVELOPMENT FOR THE AIDEKMAN FAMILY JEWISH COMMUNITY CAMPUS – PAUL PHILLIPS

Redevelopment Area Designation – Block 4001 Lot 9

Paul Phillips – Introduces his study report dated May 2013

Member Francioli – Does area qualify as redevelopment area

Paul Phillips – In his opinion most of site does not qualify only small portion based upon criteria ‘C’ (remoteness, lack of excess, etc.)

- Consistent with Master Plan zoning
- Designation would put developer in better position for public finding
- Recent case law “anti-municipality” – potential for tax abatement

Member Ferramosca – Questions site qualification as redevelopment area –other Planning Board Members also have questions regarding the qualification issues

Paul Phillips – Developer needs tax credit financing – Planning Board recommend for /against designation – governing body makes final call

Member Francioli – Wants to know what is good for municipality about this designation.

Blais Brancheau – Township Planner – The area is currently Zoned for the existing use – Consistent with housing plan

Planning Board – Decides to postpone public hearing on redevelopment area designation by consensus

3. UPDATE BY PLANNING BOARD SUBCOMMITTEE AND JOE BURGIS

Subcommittee update – Joe Burgis – introduces study

Ed Snieckus - Slide presentation of 67 Whippany South Campus development concepts

Planning Board – Questions – Discussion – Next step to meet with developer to review discuss Board Secretary to arrange

Meeting Adjourned at 9:44 P.M.

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