

**Minutes of the Planning Board of the  
Township Of Hanover  
June 11, 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, Francioli, Nardone, and Pinadella

Absent was Member: Ferramosca

Also present was Township Planner, Blais Brancheau

**BUSINESS:**

1. DRAFT ORDINANCE AMENDING CHAPTER 166 TO CREATE A NEW R-10A ZONE DISTRICT AND RELATED REGULATIONS – BLAIS BRANCHEAU

Blais Brancheau – Township Planner – Presents the draft ordinance to the board.

Board asked several questions and discussed the ordinance

Board is unanimous in their opinion that the ordinance should go to the Township Committee for introduction as written

Member Pinadella – Feels that this ordinance helps eliminate the nonconforming use.

Member Nardone –Believes that the housing market is moving in this direction

2. DRAFT ORDINANCE AMENDING CHAPTER 166 TO REVISE THE B-P ZONE DISTRICT REGULATIONS AND RELATED REGULATIONS – BLAIS BRANCHEAU

Member Pinadella Feels the zone should only permit convenience store with gas stations not stand alone uses.

After a discussion between the Planner Blais Brancheau and the Board they feel it should be sent to the Township Committee as written for introduction

A discussion regarding signs for the site:

The board wants to revise sign regulations to reflect locations near the municipal building.

The Board feels that the corner location at Rt. 10 and South Jefferson is unique.

The board wants the signage to provide enhanced architecture at this location

Board suggested removing section 3, Section 166-146 *Sign regulations for gasoline service stations*, of the proposed ordinance for now

Board requested that Section 12, 0(3) of the proposed ordinance be amended to require the proposed signs to be consistent with the signage at the municipal building.

Board and Planner had a discussion regarding roadway improvements – driveways – traffic concerns

Board – Discussion in favor of the ordinance– 6 in favor-3 concerned with the following - Member Byrne – traffic - Member Pinadella – stand alone convenience store - Member Donaldson traffic

3. **DRAFT ORDINANCE AMENDING CHAPTER 166 TO REVISE THE REGULATIONS FOR STORAGE TANKS – BLAIS BRANCHEAU**

Township Planner - Blais Brancheau – Gave a presentation of the proposed ordinance to the Board

Member Pinadella feels that a 10,000 gallon storage tank is too large

After a discussion the board wants section 166-124.1B changed to allow a 2,500 gallon storage tank

Board approves with amendments the ordinance for storage tanks be sent to the Township Committee for introduction.

**OTHER BUSINESS**

1. Board and Planner had a discussion regarding the Whippany Center Development.

There are several outstanding issues regarding completion of this project.

The board wants to have developer return for the July work session to discuss zoning and an updated site plan for this site.

2. Route 10 corridor study / EDAC open house

- Specific list of uses
- 
- Combine existing use
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- Discussion of redevelopment along Whippany River

3. South Campus Subcommittee

Member Pinadella and Mayor Francioli give an update of the sub-committee meetings that have been held with the developer

- Site uses are still unresolved with regards to the residential and retail design of the site
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- The sub-committee, Township Professionals and the Developer will need to continue to meet to try and resolve the use issues for this property.

Meeting Adjourned at 9:30 P.M.

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