

**Minutes of the Planning Board of the
Township Of Hanover
October 14, 2014**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05 PM in Conference Room “A” and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Critchley, Deehan, De Nigris, Ferramosca, Nardone, Pinadella, and Dobson (arrived 7:07 pm)

Absent was Member: Byrne

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

Discussions Presented

1. BLANCHARD INFORMAL REVIEW – BILL HAMILTON, STAN OMLAND, TOM MALMAN

- Tom Malman – attorney for applicant, described the subject property and the rezoning request background.
 - 3.5 Acre Parcel
 - I-B3 Zone
 - 10 Acre Minimum for Retail
 - Revisiting issue first raised a couple of years ago
 - Marketing efforts failed to interest developer for conforming use. Market interest for retail expressed.
- Stan Omland – Engineer and Planner for applicant, presented information about the property, the surrounding area, the zone, and the applicant’s proposal
 - Air photo of zone presented
 - History of zone described
 - Original zone interest – avoid “spot retail”
 - Proposal strives to achieve cohesive development with adjacent Shop-Rite project
 - Concept plan presented- restaurants, bank, etc. – 17,700 of GFA, 11% FAR, 65% coverage. Have liquor license.
 - Perspective view of concept presented
 - Willing to design something compatible with Shop-Rite development

Planning Board Questions and Discussion.

- What design changes and requirement would be compatible with Shop-Rite development?

- Separate lots for individual buildings proposed. How to ensure coordinated developments?
- Common items between Shop-Rite – lighting, parking, etc.
- Spot Zoning? Tom Malman indicated that proposal would not be spot zoning, since it incorporates design for comprehensive development, not only for this lot.
- Concern that Shop-Rite will object due to competition? Stan Omland stated that he had already discussed the proposal with Shop-Rite
- Potential for the option elsewhere in zone?
- Is a three-building concept good? Would a two-building concept be preferable?
 - Minimum frontage requirement?
 - Common design elements?
 - IB-3 Zone violations? Tract Width – 413’ proposed, 600’ required. Tract Area – 10 acres required, 3.5 acres proposed. Minimum Retail Floor Area - 17,700 square feet proposed – 75,000 square feet required.

7:48 Planning Board voted to authorize Blais Brancheau, Township Planner to prepare draft ordinance as a basis for further discussion.

2. ROUTE 10 ZONING STUDY –ED SNECKUS (BURGIS ASSOCIATES)

- PowerPoint presentation and handout
- Action items for discussion
 - Environmental constraints: specific sites
 - Areas defined in need of rehabilitation
 - Zone consolidation
 - Goals and objectives
 - Work plan
- Significantly constrained areas map – page 7 in prior report, shown in tonight’s handout – areas in blue.
- Areas in need of redevelopment and rehabilitation. Areas A, B, and C (See handout, Page 6)
- Planning board wants to consider adding Corporate Mailings property to Area A, adding Christian Peter industrial park to Area B, and Dosch-King and Fariello/Brusche sites to Area C
- Zone consolidation - see presentation
- Revisions discussed; Need to change commercial on Route 10 – not industrial, except existing
- Goals – See handout
- Consolidation, simplification (add)
- Incentives for redevelopment
- Conceptual Action Plan – See handout
- Discussion of sequence, possible time frames for completion of action items

Planning Board stated that it wanted to finalize the corridor study report at the November 11th work session.

It was announced that an update on the discussions regarding potential rezoning of the south campus at the former Alcatel/Lucent site would be provided at the November 25, 2014 meeting

3. GASOLINE STATION REGULATIONS – CONTINUED DISCUSSION – BLAIS BRANCHEAU

- Table and handout distributed by Township Planner
- Board Discussion:
- Minimum 25’ parking setback
- Maximum outdoor storage spaces for repair garage (5 per bay or square foot maximum)
- Standards for repair garages needed, not just gasoline fueling stations
- Prohibit used car sales as accessory
- Put regulations in table form

The Board authorized Mr. Brancheau to prepare a draft outline of the regulations

4. HOTEL AND MOTEL REGULATIONS – CONTINUED DISCUSSION – BLAIS BRANCHEAU (TENTATIVE)

- Deferred to a later date

5. YARD DEFINITIONS, CORNER LOTS AND THROUGH LOTS – BLAIS BRANCHEAU (TENTATIVE)

- Deferred to a later date

6. REFERRAL OF ORDINANCE 40-2014 AMENDING AND SUPPLEMENTING VARIOUS PROVISIONS OF THE LAND USE ORDINANCE AND DEVELOPMENT LEGISLATION CONCERNING SITE PLAN EXEMPTION FOR MINOR CONFORMING DEVELOPMENTS.

- Draft letter responding to the referral submitted to Planning Board
- Planning Board approved draft letter and authorized Chairman to sign letter

Planning Board approved letter recommending adoption.

Moved by Member Pinadella, Seconded by Member De Nigris

Members Voting “AYE” De Nigris, Deehan, Critchley, Dobson, Pinadella, Ferramosca, Mayor Francioli and Chairman Nardone

Members Voting “NO” None

7. OTHER BUSINESS

- Environmental Committee wants Planning Board Members to attend Commission Meetings. John Ferramosca to attend in November. In need of volunteers for 2015.
- Discussed the vacant Planning Board Positions (Class II vacant Alternate 2 vacant)

8. ADJOURNMENT

Meeting Adjourned at 10:30 P.M.

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