

**Minutes of the Planning Board of the
Township Of Hanover
SEPTEMBER 9, 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:

Township Engineer and Acting Board Secretary Gerardo Maceira took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Nardone and Pinadella

Absent was Member: Mayor Francioli

Also present was Township Planner, Blais Brancheau

Discussions Presented

I. ENVIRONMENTAL RESOURCE INVENTORY – BLAIS BRANCHEAU

- Township Planner Brancheau and Township Engineer Maceira provided an overview of draft ERI report.
- Planning Board discussed implications, benefits, and detriments of adoption of report as part of the master plan.
- Planning Board agreed to request input from various Township Departments and Committees for October 14 work-session meeting, with a potential public hearing date of November 25.

II. GASOLINE STATION REGULATIONS – CONTINUED DISCUSSION – BLAIS BRANCHEAU

- The Board continued discussion of future zoning policy concerning gasoline stations, based upon Mr. Brancheau's August 12, 2014 report.
- The fate of existing, older stations was questioned and discussed. From a zoning perspective, the stations would be grandfathered, but from an economic perspective, older stations would either need to change to remain competitive or be redeveloped for other use.
- Desired location criteria were discussed, including the following:
 - Route 10.
 - Hanover Avenue (w/large scale retail).
 - Intersection of major county roads. (e.g. QuickChek at Parsippany/Whippany Rds.)
 - Minimum distance from residential zones
 - Minimum lot area.
 - Key lot size to number of pumps, size of retail, setback/buffers.
 - Standards should not discourage appropriate redevelopment.
 - Highway frontage.
 - Retail zone.
 - Lot area 80,000 – 2ac, key to numbers of pumps.
 - Minimum distance from residential zone.
- The Board discussed mapping potential sites.

- The Board continued the discussion to the October work-session meeting.

III. YARD DEFINITIONS, CORNER LOTS AND THROUGH LOTS – BLAIS BRANCHEAU

- Mr. Brancheau provided an overview of the issues related to the ordinance definitions and regulations pertaining to corner lots and through lots.
- Since Mr. Brancheau had not completed his analysis, the Board agreed to continue the discussion at the October work-session meeting.

IV. OTHER BUSINESS

- Hotel Standards.
 - The Board discussed the trend toward smaller hotels on highway locations, and the segmentation of the hotel market.
 - The Board requested that Mr. Brancheau check the standards for hotels in other suburban communities and look at existing hotel sites.
- Home Occupation Regulations
 - Mr. Brancheau reported that the Township Committee considered the ordinance that had been submitted by the Board, and requested that Mr. Brancheau revisit the ordinance, particularly in reference to the parking of commercial vehicles. This is to be discussed at a future work session meeting.

V. ADJOURNMENT

Meeting Adjourned at 9:00 P.M.

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