

**Minutes of the Planning Board of the  
Township Of Hanover  
December 8, 2015**

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: Byrne, Critchley, Deehan, De Nigris, Ferramosca, Mayor Francioli, Nardone, and Mihalko.

Absent was Member: Dobson and Pinadella

Also present were, Township Engineer, Gerardo Maceira, Township Planner, Blais Brancheau and Joseph Burgis, PP.

1. ROUTE 10 CORRIDOR STUDY – Joseph Burgis and Blais Brancheau

- Mr. Burgis explained the status of the corridor report, explaining that there had been some confusion over the prioritization of redevelopment areas, some omission of properties from certain maps, and inconsistencies .
- There are 11 different areas in the Route 10 Corridor Study report that are potential areas for redevelopment.
- 5 areas were identified as priority redevelopment areas.
- Everyone agreed that Section I & J should be included.
- The draft report was reviewed.
- The study area should include the 287 Interchange and the property west of 287 on the south (eastbound) side of Route 10.
- The study will include the property up to Ridgedale Avenue.
- Not all maps identified redevelopment areas E, F, & G.
- Areas E, F, & G are three areas that the Board wants the study to include.
- The maps will be updated to include these areas.
- There are no plans for rezoning at this time.
- The 5 priority areas must be identified tonight.
- The Board does not want to encourage multi-family zoning in additional areas along Route 10, only in areas already zoned for multi-family housing.
- There are some affordable housing sites along Route 10. The plan should reflect and continue the housing plan policies for such sites.

Blais Brancheau

- Mr. Brancheau has identified areas in the corridor plan that are inconsistent with the current master plan.

- In order to address the inconsistencies, the Board can either amend the report to be consistent with the current Master Plan or can amend the Master Plan.
- There was an open Board discussion with Blais Brancheau and Joe Burgis regarding the boundaries and inconsistencies.

Joe Burgis

- Discussed the terminology for the map and discussed the area of redevelopment requirements.
- The “redevelopment area” terminology alone may instill fear of eminent domain in some property owners.

Blais Brancheau

- The word “redevelopment” strikes fear of eminent domain in some.
- We need to be careful with the wording.
- Blais is concerned with the number of properties that may be in need of redevelopment. He is also concerned with how the redevelopment will get done.

Mayor Francioli

- Suggested that the planners make the recommendations for the language.

Blais Brancheau

- Would like to soften the language of the plan.

The Board feels Mr. Brancheau and Mr. Burgis should get together and work out the language of the report.

Board

- Priority areas.
- Area 1 is the number one priority.
- The Township Committee informally authorized the Planning Board to look at three areas; however, formal authorization must be by resolution of the Committee.

Blais Brancheau

- Unoccupied and up for sale properties are easier to look at for redevelopment.
- Corporate Mailings is looking to move out of area E.

Board

Area I is the priority.  
Area J is the second priority.  
Area B is the third priority.

Mr. Burgis

- Feels A & B should be combined together.

Mr. Nardone

- Everything in A & E should be combined.

Mr. Byrne

- Area A & B needs to be tied into lots elsewhere in town.

Board

- This is all a timing issue.
- From a timing issue, Area E is imminent in becoming vacant.

Blais Brancheau

- Area E & J are ready.
- The primary and secondary areas will not be identified by specifics within the report.

Mr. Byrne

- Wants to leave the map as is.

Blais and Joe Burgis will work on the language and focus on the redevelopment areas.

Statement #3 in the action plan needs to be softened.

Some photos in the report need to be removed or updated to show their current conditions.

The next step is for the Township Committee to review the report once it is revised.

Once the Township Committee approves, we will have a public meeting to adopt the report.

The report can be done as an amendment to the Land Use Plan, or it can be done as a separate document.

By adopting as an element of the master plan, it gives it more weight.

The Board feels it should be an element of the master plan.

Blais Brancheau

- Reviewed the report dated December 8, 2015 titled "Route 10 Corridor Study" – Master Plan Consistency Review.
- Different zones and proposed changes to the zoning were discussed.
- Wants to change the zoning to reflect what may ultimately happen in the re-development zones.
- At this time, it mostly involves map changes.

Board

- Discussed item #5 and subsection 1.
- Subsection 2 – The Board suggested changing the zone.
- Subsection 3 – The Board suggested changing the zone.

- Subsection 4 should be addressed in the near future. Possibly something like the BP Zone but without the retail component. This area is surrounded by residential zones and needs to be taken into consideration.
- Subsection 5 – Approves of all proposed changes.
- Subsection 6 – Agrees with proposed changes.
- Subsection 7 – Should stay as currently zoned.
- Subsection 8 – Golfland should be put in the I-R Zone.

Blais Brancheau

- The I-R Zone may need to be amended. He will work with Joe Burgis regarding the boundary.
- Subsection 9 – Has been done with redevelopment study.
- Feels Metro West should be put in its own zone.
- Discussed examples of the areas where the study area splits the zoning.
- The inconsistencies were addressed.
- Identified various zones that are in the Land Use Plan and the Route 10 corridor study
- Joe and Blais will get together to finalize the study.

During the January 12th, 2016 work session meeting the Board will review the final report and discuss. There will be some discussion on areas I and J. No formal action can be taken on I and J until the Township Committee adopts the resolution.

On January 22, 2016 the Township committee will review the study document. Joe Burgis will attend that meeting. The resolution must be adopted to direct the Planning Board to do the formal study. (Condemnation or Non-Condemnation Study)

February 9, 2016 – The I area will be discussed.

February 16, 2016 – Will be the public meeting to adopt the study document.

### 3. RESOLUTIONS

- 1)     **CASE NO.**                             11-5-2  
       **APPLICANT/OWNER**             Jean M. Moroz  
       **LOCATION:**                         41 & 43 Malapardis Rd.  
   Whippany  
       **BLOCK:** 2903             **LOTS:** 17 & 18             **ZONE:** R-25

Applicant sought minor subdivision approval and variance relief from sections 166-154C, and 166-170F, 166-114B(1), 166-114B(6), 166-144B(8)(d), 166-114B(9), 166-114C(1) as well as any and all other variances that may have been required. Application approved with conditions November 17, 2015

A motion was made to approve the above resolution for a minor subdivision and variance relief as written.

Moved by Member Byrne.

Seconded by Member Critchley.

Members Deehan, Critchley, Mihalko, Byrne, and Nardone all voted in favor of adopting the resolution and no members voted against the resolution.

- 2)     **CASE NO.**                             15-6-8  
       **APPLICANT/OWNER**             CRG7, LLC, c/o Commercial Property Managers, Inc.  
       **LOCATION:**                         7 Eastmans Road  
   Cedar Knolls  
       **BLOCK:** 3101             **LOTS:** 12.01             **ZONE:** I-P2

Applicant sought preliminary and final site plan and variance approval to demolish 75,620 square feet of the low ceiling portion of the building to provide for space for 84 empty UPS trailers being staged out of its Jefferson Road packing facility. The southern 67,000 + square feet high ceiling portion of the building will be converted into a Class A, light industrial/flex buildings that can accommodate three tenants. The parking lot will be restriped with an expansion along the frontage for a total of one parking space as well as other site improvements. Applicant also sought relief from sections 166-155, 166-207.12, 166-104(1), 166-104I(1), and 166-153. Application approved November 17, 2015

A motion was made to approve the above resolution as written.

Moved by Member Byrne.

Seconded by Member Deehan.

Members Deehan, Critchley, Mihalko, Byrne, and Nardone all voted in favor of adopting the resolution and no members voted against the resolution.

4.     **ORDINANCE REFERRAL** - Referral of ordinance 32-15 amending the regulations for the R-10A Zone and authorizing the Chairman to sign the letter responding to the referral.

A Motion was made to approve the wording of the letter responding to the ordinance referral and to authorize the Chairman to sign the letter.

Moved by Member Byrne.

Seconded by Member De Nigris.

Members De Nigris, Deehan, Critchley, Mihalko, Byrne, Ferramosca, Mayor Francioli, and Nardone all voted in favor of the above Ordinance Referral and no members voted against.

5. MINUTES – October 13, November 10, and November 17, 2015

A Motion was made to approve the October 13<sup>th</sup>, November 10<sup>th</sup>, and November 17<sup>th</sup>, 2015 Minutes as written.

Moved by Member Byrne.

Seconded by Member Critchley.

All present were in favor of approving the above Minutes as written.

Meeting Adjourned at 8:53P.M.

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