

**Minutes of the Planning Board of the  
Township Of Hanover  
MARCH 10, 2015**

Vice-Chairman Byrne called the Work Session Meeting to order at 7:00 PM in Conference Room "A" and The Open Public Meetings Act statement was read into the record:

Gerardo Maceira, the Township Engineer, took the Roll Call.

Board Secretary, Kim Bongiorno arrived at 7:10PM.

In attendance were Members: Byrne, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mihalko and Francioli

Absent was Member: Nardone, and Pinadella

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

1. CONCEPT REVIEW:

CON-028  
CHRISTIAN N. PETER  
886 RT. 10  
14 UNITS MULTI-FAMILY

Chuck Thomas from Omland Engineering

There are 3 proposed concepts to present.

First Concept: Day Care Center – Pushed to the back of the site.

Second Concept Plan: An Office Building

The area is a problem.

There is 4,000SF per floor, totaling 8,000SF.

Third Concept Plan: Residential.

All three options were reviewed.

The Residential Concept - would be a 10 Unit Apartment Complex with a Condo Association. It would be designed like the Grande and it would fit in with the site but it would be its own "stand alone" site.

Mr. Ferramosca said that when the Planning Board discussed this originally, they gave the recommendation of 7 total units.

The Grande Units are approximately 70 X 123, and the proposed units would be the same.

Discussed the detention system.

Attempted to obtain the surrounding properties but the sellers were asking too much for their properties.

Mr. Brancheau – If the surrounding lots are not obtained the lots are very small and it would be a marginal development.

The concept needs to be looked at in total.

Mr. Byrne is not excited by any of the proposed developments.

Mr. Mihalko does not like the idea of housing on Rt. 10.

Mr. Byrne is concerned with the daycare playground being in the existing condos backyards and disturbing the neighbors in the condos.

Mr. Brancheau advised the Board that Daycare Centers are permitted in any non- residential zone.

Based upon the BP zone the daycare concept and the office concept would be allowed uses.

Mr. Ferramosca is concerned with the surrounding properties and future use of those lots.

The current zoning is residential.

With the zone as it is today, none of the three concepts could be built and conform.

Mr. Byrne, Deehan , Ferramosca and De Nigris do not feel any of these concepts would work.

Mr. Mihalko is ok with the Day Care concept first and Office second.

Mr. Dobson – Feels condos are the best use. It fits in the best in this area.

Mr. Critchley - Daycare first then Office use. He does not like residential use.

The Board's overall feeling is they don't like any of the concepts proposed.

Mr. Peters asked what the board wants on this site.

Mr. Ferramosca – They are continuing the Rt. 10 Study and hopefully something will come out of the study.

Mr. Brancheau – the only thing allowed on this site now is residential.

2. BLANCHARD REZONE – BLAIS BRANCHEAU

Mr. Brancheau – Gave a background of the history of the site.

- This has been an industrial zone for many years but the industrial uses are all leaving the area.
- The decision was made to allow industrial but also under certain circumstances to allow large retail and required retail to have minimum of 10 acres.
- Reviewed recent large retail development in the area. Like the Shop-Rite Development and the approved Lowes Development.
- Presented tonight is an ordinance that would allow smaller retail that would complement the larger retail development in the area.

Tom Malman on behalf of Blanchard – The concept was designed for parking to be conforming to the site.

Mr. Brancheau explained how this would affect the Berlex property and others in the area.

Mr. Ferramosca – Questioned a restaurant on this site.

Board – Questioned what uses are being considered here.

Mr. Blanchard - Some of the uses being considered are a Bank, a Starbucks, a restaurant, a daycare, or a Pet Supplies Plus.

The Board does not have a problem with extending the shopping center zone.

Mr. Brancheau feels that right now this is not consistent with the master plan. He feels that the Master Plan needs to be amended if the board and Township Committee want to go in this direction.

Mr. Brancheau will put this on a Township Committee Conference Agenda and will also discuss with Mr. Sullivan.

3. REGULATIONS FOR INSTITUTIONAL USES – BLAIS BRANCHEAU

Mr. Brancheau discussed the Proposed Institutional Use Regulations and the new directions that churches are taking. Their uses are getting more intense. The standards need to protect the residential areas better.

There are two different sets of standards for the houses of worship in Hanover.

There can be reasonable regulations applied to Institutional Uses.

Discussed parking issues that are associated with the additional uses.

Mr. Byrne is concerned with Churches being built with additional uses such as catering halls. He does not have an issue with school or daycare associated with the house of worships, but has issues with banquet facilities and the church using them as revenue generating facilities.

The Board and Mr. Brancheau had an open discussion regarding some of the issues with the additional uses being proposed with the houses of worship.

The Mayor feels that Uses that are not associated with the religious use, should have their own set of standards.

- Trying to prevent houses of worships attendees from spilling over into the residential zones and intruding on the residents in the area and disturbing the residents.
- We need to protect ourselves from a residential standpoint.

Mr. Brancheau – will create an ordinance that the board can discuss at the April Work session.

#### 4. REEXAMINATION OF MASTER PLAN – TIMEFRAME AND APPROACH – BLAIS BRANCHEAU

Mr. Brancheau – The next re-exam of the Master Plan is due in September of 2016. He does not want to get caught in a bind at the last minute. He suggested making sub-committees to help with the re-exam.

#### 5. REFERRAL OF ORDINANCE 8-15 – R-10A ZONE – BLOCK 4701, LOT 29

The Board had an open discussion regarding the Referral of Ordinance 8-15.

Members of the Public were present.

Mr. Brancheau and the Board discussed different layouts of the proposed re-zone block 4701 Lot 29.

Board discussed the amount of driveways fronting onto the main roads.

Mr. Byrne feels there needs to be some changes to make the proposal more palatable.

- The safety aspect should be rights only out of driveways onto Whippany Road and Park Avenue.
- Mr. Byrne suggested extending the island on Whippany Road and to do some extensive striping on Park Avenue to enforce the right turn only out of driveways.

Mr. Mihalko is concerned with the amount of parking provided in the proposed driveways.

Mr. Brancheau advised the Board that if you want to make any changes to the ordinance, now is the time to make those suggestions.

All that has to be done tonight, is to tell the Township Committee, in a letter, if this proposed change is consistent with the Master Plan.

The Board is concerned with a cul-de-sac having the back of the homes facing onto Park Avenue and Whippany Road.

Board does not want to see the backs of the homes facing onto the main roads.

Mr. Ferramosca reviewed the letter to the Township Committee and offered suggestions for the re-wording.

Mayor Francioli – Island the third main road paralleling Whippany and Park – pushing the internal street closer to the Roadway – almost like a service road. Pushing the interior road closer to Whippany Road and getting rid of the internal street all together.

Mr. Farriello, a member of the public, asked questions. Neighbors want housing facing out and the internal road.

- Concerned with, “This is the Entrance to Hanover Township” – this should be a dedicated area that this is the entrance to Hanover. This property is a prominent, visible place at a major intersection.

Mayor Francioli - This is a prominent area and it needs to be displayed as such with a landscaped area, possibly a sign that says “Welcome To Hanover” or similar.

A Member of the Public discussed putting in an inner cul-de-sac similar to Kenilworth Avenue.

- Suggested not making the driveways right turn only at all times.

Motion to approve letter to Township Committee and with amendments and authorization for Vice Chairman Byrne to sign the amended letter.

Moved by De Nigris

Seconded by Member Critchley

Voting in favor were Members De Nigris, Deehan, Critchley, Dobson, Mihalko, Byrne, Ferramosca, and Mayor Francioli and no members voting against.

## 6. OTHER BUSINESS

Mr. Brancheau gave update on COAH.

Can file a motion with the court within 30 days to amend their housing plan and get a 5 month extension to amend the housing plan.

The Court has stripped COAH of the authority to approve the Hanover Township Plan and must be reviewed and approved by the courts.

We need to file a motion with the court and need to look at the plan.

Motion needs to be filed for Declaratory Judgement.

The Board had a brief discussion about the Rt. 10 Corridor.

7. ADJOURNMENT

Meeting was adjourned at 9:34PM.

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