

**Minutes of the Planning Board of the
Township of Hanover
April 14, 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, LUA took the roll call.

In attendance were members: Byrne, Critchley, Deehan, De Nigris, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella

Absent was member: Dobson

Also present was township planner, Blais Brancheau.

The Chairman reviewed the agenda and gave an outline of how the meeting will proceed.

Mayor Francioli gave an update on the Delta Dental (Dovetail) site.

The Mayor of Parsippany wants to do a similar retail space comparable to Union Hill Shoppes along with multi story apartment buildings, hotels, and parking spaces. The hotel and apartments will be in Hanover.

Mayor Francioli redrew the layout putting all of the residential area in Parsippany. Mayor Francioli does not want one residential unit in Hanover.

1. Route 10 corridor study – Joe Burgis

Ed Snieckus – of Burgis associates Inc.

- Reviewed the prior action items for discussion.
- Discussed the adjustments that have been made to the corridor study.
- Expanded study area.
- Adjusted land use zoning and environmental analysis.
- Updates to study area were discussed.
- Defined LRHL criteria and process.
- Defined the action plan.
- Reviewed the expanded study area.
- Reviewed the Ridgedale avenue area.
- Reviewed properties along Whippany road.
- Reviewed the land use zoning and environmental analysis.
- Discussed the existing land use table.
- Reviewed the route 10 zoning map table.

- Reviewed the township zoning ordinance table.
- Reviewed the Ridgedale avenue environmental constraints.
- Reviewed Whippany road properties and environmental constraints.
 - Showed the redevelopments areas.
 - Discussed areas for rehabilitation and redevelopment.
 - Questioned if the board would like to include Ridgedale avenue (Hanover) properties in the report.
 - Reviewed the nine goals recommended for the route 10 study area.
 - Informed the board as to what the statute establishes.
 - Explained condemnation vs. Non-condemnation.
 - The board had an open discussion regarding condemnation vs. Non-condemnation redevelopment areas.
 - Reviewed local redevelopment and housing law (LRHL) powers.
 - Discussed the LRHL process flowchart.
 - Reviewed the conceptual action plan.
 - Explained to the board how this report gets put in front of the governing body.
 - Moving forward – in the future he would like to have a joint meeting with EDAC, the governing body and the board of adjustment.
 - Reviewed the route 10 zoning map adjustments.

Chairman

- We are at the point where the study is done and need to take the next steps.

Mr. Snieckus

- Discussed how some things need to be finalized and brought up the report as well as some technical items that need to be added.

Mr. Brancheau

- Explained that we do not have to adopt the study to make it part of the Master Plan.
- It just needs to be reconciled with the Master Plan.

Mr. Sniekus

- Gave a presentation of the draft study.

Chairman

- At the next work session, the Chairman would like to review the finalized study.
- the Chairman would like that the rt. 10 corridor study prioritization be put on the May 12th work session agenda.

Mr. Burns

- brought up for discussion the gas stations on rt. 10 and how they look like bazaars with all the lottery signs, sandwich board signs, flag signs, open dumpsters, and cigarette advertisement signs,

2. Institutional uses ordinance review – Blais Brancheau

Mr. Brancheau

- Handout - outline to the board a summary of proposed changes to institutional use regulations.
- Handout – table showing existing institutional uses and location.
- Outlined definitions in our ordinance of institutional uses.
- Reviewed the locations of the existing churches in town.
- Reviewed the handout of proposed changes
- Defined a hospital and gave examples of what a hospital is. The key thing is size and scale and an overnight stay.
- The idea of a hospital in Hanover is wishful thinking. We should focus on healthcare facilities and where they are permitted.

Mr. Ferramosca

- Churches of the future are changing and the historical parking requirements are not going to meet the future demands.

Mr. Brancheau

- Addressed how standards apply for two separate uses on one site such as churches and schools.
- If churches and schools are both operating at the same time, both standards must be applied.
- At the next meeting Blais will come back with more information on houses of worship.

Chairman Nardone

- Concerned with cultural centers in churches allowed in residential zones.

The board had an open discussion regarding functions that are not related to the church and the impact to the residences in the residential zone.

Mr. Pinadella

- Does not feel a cultural center should be allowed in a residential zone.

Mr. Brancheau

- Will review case law and see what is out there to help the board understand.

Mr. Ferramosca

- Wants the setbacks to be addressed and reviewed as well as the standards and noise in the residential zone.

Mr. Brancheau

- Recommending 5 acre area net development.
- Had an open discussion with the board regarding the proposed recommendations.
- Focus on items that the board does not agree with at the next meeting.
- A parking standard must be developed for multiple uses.
- To restrict the scale in a residential zone may be a possibility.

3. Reexamination of Master Plan – Blais Brancheau

- The re-examination of the Master Plan must be completed by September 2016.
- Recommends that we devote part of each work session meeting to the Master Plan amendment.
- Reviewed the tentative sequence of proposed reviews.
- Suggested a subcommittee for the residential land use portion.

The board

- Had an open discussion regarding parking standards and how they need to be addressed.

Mr. Brancheau

- Feels each board member should have a copy of the Master Plan. He will facilitate.
- Believes by the end of this year we will have to adopt a new housing plan.

Mayor

- The largest senior population in the county is in Hanover.
- There is a need for affordable senior housing and that need has to be addressed.

Mr. Brancheau

- 2006 re-exam will be passed out and the setting up of subcommittees will be established at the May work session.

Chairman

- Wants to have the need defined and wants a viable solution going forward.

Mayor

- Wants Kim to get a copy of the recent student population study for the next five years from Joe Giorgio and give a copy to each planning board member.

Chairman

- Asked Ed Snieckus to take a look at the demographics and upcoming trends.

5. Adjournment

Meeting adjourned at 9:55p.m.

Kimberly A. Bongiorno, LUA.
Board Secretary
Planning Board
Township of Hanover
County of Morris
State of New Jersey