

**Minutes of the Planning Board of the
Township Of Hanover
MAY 12, 2015**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05PM 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 (7:12PM), Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella

Absent was Member: None

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

Mr. Nardone reviewed the agenda for the evening.

1. WHIPPANY VILLAGE UPDATE –ROSS CHOMIK

- A total of 11 lots were re-zoned in January 2009.
- The two site plan approvals that were received were reviewed.
- The Preliminary approval that was received for the remainder of the site is no longer valid since the Fire House is no longer part of the plan.
- Everything west of School Street that was approved has remained the same.
- Reviewed the 2013 Modifications.
- Mr. Chomik would like to move forward with this project.
- No longer the owners of the Chase and CVS site pads.
- They do have a timeline to move forward.
- Mr. Chomik has a restaurant owner that wants to be in this town or somewhere in Morris County.

Mr. Byrne arrived at 7:12PM.

- There is a tri-party agreement for the use of School Street.

Mr. Brancheau

- School Street has not yet been vacated.
- We need to figure out who is liable for maintenance issues and control.

Charles Applebaum – Attorney

- This site has been turned into a Condominium Unit. They do have a condominium agreement.
- All of the Condominium documents have been delivered to the Tax Assessor.
- The apartments will be for rentals. They will not be available to purchase.
- The Ordinance does not require "Single Ownership". It requires "Unified Ownership".

- Does not own 9.5 acres without the Firehouse Property.

Ross Chomik

- We have a good restaurant operator who still wants to be here. He has been waiting two years to come to town.
- There are 9 COAH units within this plan.

Blais Brancheau

- The Ordinance re-write has already been done. The proposed concept would fit well within the proposed changed ordinance.

Mayor Francioli

- The residential component was an issue with the Township Committee. (46 Rental Units)
- He is not sure if the feeling of the Township Committee has changed since.

Mr. Byrne

- This is less than what was approved years ago.

Mayor Francioli

- Discussed how rental units impact the school system.

Mr. Byrne

- Feels we need to be open minded.

Mr. Mihalko

- Questioned rentals on Route 10.

Mr. Dobson

- This is the direction young people are going in. Rather than purchasing, they are renting.

Mr. Nardone

- Addressed the transient issues. It is very hard for young people to come up with the cash to buy a house. Rentals attract people into the community. This lets people come into town and see the value of the town and work towards saving a deposit to purchase a home in the community.

Mr. Dobson

- Rentals are the new starter home.

Mayor Francioli

- Rentals are needed now because of what is going on with Bayer and MetLife. This development will be an asset, not a liability.

Mr. Critchley

- This is a jump start for the whole Route 10 project.

Mr. Pinadella

- Feels that the Planning Board is in favor and this project should go forward.
- This is not a massive residential development. It is only 46 units.

The Board has an open discussion regarding their thoughts on this development and the direction of the town going forward. They also discussed the COAH Units.

All members are in favor of this project going forward, except for Mr. Mihalko who is against it.

Mr. Ferramosca

- Questioned if this could be a 55+ Community.

Mr. Chomik

- To have a 55+ Community you need to have a larger development.

Mr. Byrne

- There needs to be a compromise on the Towns part in order to move forward.

The Ordinance is going to be sent out to the Planning Board and reviewed at the next meeting when Mr. Brancheau is available.

2. ROUTE 10 CORRIDOR STUDY – ED SNIKUS

Ed Sniekus

- Reviewed the revisions to the Planning and Zoning Route 10 Corridor Study.
- Reviewed the revisions to the report.
- Reviewed the existing Land Use Map.
- Discussed the fine tune detail for the final report.
- Adjusted the Vacant Parcels on the Route 10 Study area. Block 7301, Lot 13 was added.
- Included additional language under office and service uses.
- Reviewed the recommendation Route 10 Zoning Consolidation Map.
- Gave an overview of the Action Plan.

Mr. Brancheau

- We need to think about Gas Stations and where we should allow them to be.

Mr. Snieckus, Mr. Brancheau, and the Planning Board had an open discussion regarding the DRAFT Report.

The Board reviewed the over view aerial map of the entire Route 10 Corridor Study area.

The Board, Mr. Brancheau and Mr. Sniekus had an open discussion regarding the different areas of re-development along Route 10 and made their recommendations.

Dosch King and the Fire House will be included in the study area.

Mayor Francioli

- Explained how the South Campus and Bayer Boulevard would be parallel coming down to Algonquin. We would need to leave enough area for this concept.

The Board agreed with items 1 through 9 of the recommendations made by Mr. Brancheau in his report.

The Board does not want random small pieces of property to go residential.

The Board suggested laying out re-development areas rather than smaller individual areas. Set up larger areas rather than parcel by parcel.

A report will be written both ways, so we have the option to look at it on a case by case, lot by lot basis if need be.

Can word the report to allow for flexibility.

Next Step: Give the Township Committee two recommendation areas.

Bogies area and the Econo-Lodge to the Route 287 area.

The July 14, 2015 Work Session Meeting will be a joint meeting with the Township Committee.

3. REFERRAL OF ORDINANCE 14-2015 DEVELOPMENT REGULATIONS FOR RETAIL SALES IN THE I-B3 ZONE – BLAIS BRANCHEAU

Mr. Brancheau explained the Ordinance and what changes are being proposed for the Ordinance for the I-B3 Zone.

Motion to approve the Ordinance for the I-B3 Zone.

Moved by Member Ferramosca, and Seconded by Member De Nigris.

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

Members Voting “NO” - None

4. DEVELOPMENT OF MASTER PLAN SUBCOMMITTEE

Mr. Brancheau

- September of 2016 is when we have to have the re-examination of the Master Plan done.

- Need to look at the last re-examination report and go through various topics. This should be done as a group or a sub-committee.
- Does not want to leave this to the last minute. He wants to be proactive.
- Many of the elements have been updated recently and will not need much work.
- The Land Use, being residential or non-residential will lead to a fair amount of discussions.

At the next work session we will review the 2006 report and get a scope of what is needed and then look for sub-committee volunteers.

Mr. Brancheau will distribute the last re-exam report. He will also send a letter and old report to the Open Space, Recreation, Environmental, and Historic Preservation Boards requesting they come in at the November and December meetings.

The Planning Board wants all comments back by the October 1, 2015.

Mr. Ferramosca

- Gave an update on the Connectivity Project.
- 67 Whippany Road Investors will do an 8 ft. wide path.

5. OTHER BUSINESS - None

6. ADJOURNMENT

Meeting Adjourned at 9:45P.M.

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