

**Minutes of the Planning Board of the
Township Of Hanover
June 14, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:04 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, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Absent was Member: None

Also present was Board Planner Blais Brancheau

1. RESOLUTION

1)	CASE NO.	15-9-13	
	APPLICANT/OWNER	PG CHAMBERS SCHOOL, INC.	
	LOCATION:	15 HALKO DR. 20 ELM PL., 17 & 19 ORCHARD PL.	
	BLOCK:	2701	LOTS: 18.03
		2503	ZONE: R-10 & R-M 6.01, 7.01 & 7.02

Applicant sought Preliminary and Final Site Plan approval and variance relief in order to construct an 11, 940 sf. Addition to the 48,250 sf. school. Applicant also proposed to construct an expanded parking lot on lots 7.01 & 7.02 in block 2503.
APPLICATION DENIED MAY 17, 2016

Motion to adopt the resolution as written made by Member DeNigris and seconded by Member Nardone with Board Members Nardone, Deehan, Dobson, Mihalko, Byrne, De Nigris, Ferramosca and Chairman Pinadella voting in favor of adoption and no member voting against.

2. CON-037 THE SILVERMAN GROUP 26 PARSIPPANY ROAD LLC- MULTI-FAMILY CONCEPT REVIEW

Larry Calli – attorney for the applicant

Dan Lacy The Silverman Group

Stan Omland – Engineer for applicant

Michael Tobia – Planner for applicant

Mr. Calli – Sent certified letters with the two homeowner and had in person conversation with one – homeowners want too much money and are looking for way over fair market value

Just under 12 units per acre

Addressed many of the Boards concerns and have tried to meet the board's entire request

Feels that this may be a good opportunity to rezone this area

The Silverman group builds and retains ownership of all of their sites

Rezoning makes sense for this site – this area is dead as it is zoned now

Hoping the board will request Blais to work with Michael Tobia to come up with going through a potential ordinance amendment

No response from Post Office and one of the homeowners and the other homeowner has asked for something way above fair market value

Mr. Ferramosca wants to know if they have looked at any of the distressed properties on Rt. 10 to help close the gap by looking a little bit beyond directly contiguous properties

Mr. Calli – at this time the simple answer is no – however would like to discuss rezoning of this site

Stan Omland – familiarized the board with the site

Has been here four months in a row –

Acted on the board's suggestion and reached out to Lots 2, 4 & 5.

Density is currently at 12 Discussed what density would be if required only one of the lots if only one lot reduces density to 11.

If acquired all 3 lots would reduce density from 12 to 11

The reduction in density is not that great

Mr. Pinadella – Board does not like to give concessions for noncontiguous lots – but if the Board could get some of the blighted rt. 10 sites cleaned up they would be pleased.

Would like to see the boarded up buildings on Rt. 10 cleaned up

The development across the street is 14 per acre

Mr. Byrne – this is a 80% impervious coverage site eyesore – would love to see this site go

Mr. Lacy – Between the demo number, cleanup and purchase price – it works at 12 per acre -

Adding in these other properties it is the right thing to do but in the practical sense it doesn't work if the owners want to price themselves out of the market

Mr. Omland

There is a Riverwalk on the plan

Mayor – If town could assist you in acquiring the Post Office property would they be open to that

And clean up Post Office

Mr. Lacy – It works now at 12 – This is a premier site that would work with the new area that has Bayer and MetLife it could end up staying the industrial site it is now for the next 10 years

1 & 2 Bedrooms units

Mr. Omland all units are 4 floors and a height of 60 feet

The current building is approximately 40 ft.

These are stacked townhome type units

The proposed setback is 50 feet

It is 400 feet to the back parking lot

Michael Tobia – What you have before you for the most blighted property in the area is a home run

If you add more properties the higher the density needs to be in order to cover the cost for acquiring additional properties.

Board had an open discussion regarding this project and acquiring the post office property.

Blighted properties on Rt. 10

Mr. Tobia discussed what would be behind the two homes on lot 4 & 5 it would be a 4 unit townhome as opposed to a falling down warehouse that is there now.

The post office is 100% flood plane

The impervious coverage 54% now 36% proposed with current layout

Building coverage 23% now 12% proposed

Mr. Nardone is flabbergasted this is even being discussed – the existing site is (sic) this project is 100% better than what is there now

Mr. Ferramosca wants to see other parcels in the area cleaned up and wants the developer to look into acquiring other sites and cleaning them up

Mayor – start on some draft language for an ordinance – town will work on getting some information on the

Mr. Omland If this project has to clean up other areas in town then they will need more density to pay for the project and the additional lots

Board directed:

Board wants to see project go forward

Will work with Blais to put together draft ordinance language and get developed at 12 per acre

Mike Critchley will try and reach owner of Post Office to help open discussions

If town can arrange discussion with boarded up properties on Rt. 10 to see if they would become an option – these boarded up homes are in the blue zone

Mr. Brancheau – Clarified some items that would be included in the ordinance

Mr. Omland – 15% set aside for affordable housing

Will be back on July 12th work session

3. REFERRAL OF ORDINANCE 18-2016 AMENDING REVIEW AND APPROVAL OF CERTAIN DEVELOPMENT APPLICATIONS

Mr. Brancheau explained the reasons for the amendment

Allows some applications to go through spec if the application is straight forward

Motion to refer the ordinance as written and authorizing Chairman to sign letter moved by Member Byrne and seconded by Member Critchley with Members Nardone, Deehan, Critchley, Dobson, Byrne, De Nigris and Chairman Pinadella voting in favor and no member voting against.

4. REFERRAL OF ORDINANCE 20-2016 AMENDING REGULATIONS FOR INSTITUTIONAL USES AND AUTHORIZING CHAIRMAN TO SIGN LETTER TO THE TOWNSHIP COMMITTEE.

Motion to refer the ordinance as written and authorizing Chairman to sign letter moved by Member De Nigris and seconded by Member Byrne with Members Nardone, Deehan, Critchley, Dobson, Byrne, De Nigris and Chairman Pinadella voting in favor and no member voting against.

Mr. Brancheau – Gave the overview of the ordinance

Taken a much more restrictive approach in the residential zones

We have loosened up the restrictions in other areas

May have an inconsistency with the Master Plan

Parking will help control sizes and bulk standards have been amended

Motion to refer to Township committee as written and authorization for chairman to sign letter

5. DISCUSSIONS REGARDING REEXAMINATION OF THE MASTER PLAN

Reviewing residential zones for non-conforming lots

Gave a partial mapping and Nonconforming lot area analysis R-10, R-15, R-25, R-40 zone districts

Looked at approximately 4k lots and compared to what zones requires

Gives total number of lots, total number of lots with less than Minimum and number of lots with area less than 85% of minimum

Homeowners are given an undue burden in some of these zones to have to come to the board of adjustment for variances

There are areas in town where they were developed under cluster zones –

Suggested rezoning to allow for the appropriate things that are there – make most of the lots conforming based upon what is already there

In some cases will be adding to existing zone districts and in some areas would be creating new zones to conform to what is in the area

Gaining in some areas the setbacks will change

Just trying to make what already exist conforming

Not trying to allow for more development – just trying to make existing conforming

Mr. Byrne – most of the residential stuff being approved is not unreasonable – they are basing it on the neighborhood characteristics

Mr. Pinadella would only want to see changes to the R-40 zone

Mr. Brancheau to identify where the cluster zones are

Board – wants to leave the zoning as it is as it is now and identify the cluster zoning

Mr. Brancheau will have cluster zones for the next meeting on July 12th

6. ROUTE 10 STUDY REVIEW – AREAS B, C, F, G

Mr. Pinadella –

What if areas were classified as retail professional office – instead of putting setbacks and parking wait until a developer comes in and see what a developer can do – just have some type of highway zones – list what is non-permitted – trying to eliminate industrial, warehousing and residential on Rt. 10

7. ADJOURNMENT

Meeting Adjourned at 9:31 P.M.

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